



Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: November 7, 2023
Time: 9:30 am
Location: Electronic Meeting

Pages

- | | | | |
|----|---|---------------------|---------|
| 1. | CALL TO ORDER | 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." | | |
| 2. | APPROVAL OF AGENDA | 9:35 AM - 9:40 AM | |
| 3. | REPORTS | 9:40 AM - 9:55 AM | |
| | 3.1 Trustee Reports | | |
| | 3.2 Chair's Report | | |
| | 3.3 Electoral Area Director's Report | | |
| 4. | PUBLIC COMMENTS | 9:55 AM - 10:05 AM | |
| 5. | MINUTES | 10:05 AM - 10:10 AM | |
| | 5.1 Local Trust Committee Minutes dated September 5, 2023 - for Adoption | | 3 - 7 |
| | 5.2 Section 26 Resolutions-Without-Meeting Report - none | | |
| | 5.3 Advisory Planning Commission Minutes - none | | |
| 6. | BUSINESS ARISING FROM MINUTES | 10:10 AM - 10:15 AM | |
| | 6.1 Follow-up Action List dated October 31, 2023 | | 8 - 8 |
| 7. | APPLICATIONS AND REFERRALS | 10:15 AM - 10:30 AM | |
| | 7.1 TH-RZ-2022.1 Abrupt Shellfish Inc - Preedy Harbour near Crescent Point - Staff Report | | 9 - 15 |
| 8. | LOCAL TRUST COMMITTEE PROJECTS | 10:30 AM - 10:45 AM | |
| | 8.1 Minor Project: OCP/LUB Marine Areas Review Project - Staff Report | | 16 - 41 |
| 9. | DELEGATIONS - none | | |

10. **CORRESPONDENCE - none**
(Correspondence received concerning current applications or projects is posted to the LTC webpage)
11. **NEW BUSINESS - none**
12. **REPORTS** 10:45 AM - 11:05 AM
- 12.1 Trust Conservancy Report - none
- 12.2 Trustee and Local Expense Report dated August, 2023 42 - 42
- 12.3 Adopted Policies and Standing Resolutions 43 - 46
- 12.4 Local Trust Committee Webpage
13. **WORK PROGRAM** 11:05 AM - 11:25 AM
- 13.1 Active Projects Report dated October 31, 2023 47 - 47
- 13.2 Future Projects Report dated October 31, 2023 48 - 50
14. **UPCOMING MEETINGS**
- 14.1 Next Regular Meeting Scheduled - To Be Determined
15. **ADJOURNMENT** 11:25 AM - 11:30 AM



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: September 5, 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: Marlis McCargar, Island Planner (attended electronically)
 Vicky Bockman, Recorder

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

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Elliott called the meeting to order at 9:34 a.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She introduced herself, Trustees, staff and recorder and advised that the meeting was being recorded; however technical difficulties were delaying the live streaming of the meeting.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Hunter reported on the following:

- He attended a Ferry Advisory Committee meeting and confirmed that the MV Kahloke will replace the MV Kuper during the refit the schedule is under consideration. He noted that MV Kahloke may not be able to handle as much commercial traffic as the MV Kuper which may present some difficulties.
- He noted that a Neighbourhood Watch program is being considered in response to recent thefts on the island.

Trustee Luckham reported on the following:

- He attended the last court hearing regarding Pegg Lot 88 as a spectator where a guilty verdict was delivered for contempt of court; and noted that sentencing the next step toward resolution of this matter.
- He advised that the legal opinion regarding emergency powers in relation to 88 Pilkey Point Road has been released for the public's information. Request for copies may be made by contacting the Local Trustees, Islands Trust staff or via website at <https://islandstrust.bc.ca/document/thetis-island-information-notice/>.

3.2 Chair's Report

Chair Elliott reported on the following:

- She has been busy with her duties as Chair.
- She attended a celebration on Lasqueti Island for the first conservation covenant to be placed on private property. More on this can be found in the latest edition of the Heron publication.

3.3 Electoral Area Director's Report - none

4. PUBLIC COMMENTS - none

5. MINUTES

5.1 Local Trust Committee Minutes dated July 4, 2023 - for Adoption

By general consent the Local Trust Committee (LTC) meeting minutes of July 4, 2023 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated August 29, 2023

A Trustee requested an update on the Marine Areas Review project that addresses zoning of the un-zoned water area. Planner McCargar reported that it is anticipated that a staff report and proposed draft bylaws will be brought forward at the November 7th LTC meeting.

6.2 Freedom of Information and Protection of Privacy Bylaw - Request for Decision

TH-2023-022

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 adopted.

CARRIED

7. APPLICATIONS AND REFERRALS - none

8. **LOCAL TRUST COMMITTEE PROJECTS - none**

9. **DELEGATIONS - none**

10. **CORRESPONDENCE**

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

10.1 **Department of Fisheries and Oceans Canada Consultation check-in - Schedule 1 of the Species at Risk Act**

Received for information.

11. **NEW BUSINESS - none**

12. **REPORTS**

12.1 **Trust Conservancy Report - none**

12.2 **Applications Report dated August 29, 2023**

A Trustee requested an update on the status of the LTC's request that Abrupt Shellfish hold an on-island Community Information Meeting and engage with First Nations. Planner McCargar reported there has been no activity or advancement of this request.

Planner McCargar advised that this file has been opened for over six months and the LTC might consider moving the file into abeyance and closing the file at the next LTC meeting if there continues to be no activity.

TH-2023-023

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee request staff to put the Abrupt Shellfish file into "Abeyance" and bring consideration to "Proceed No Further" in November if there is no further activity.

CARRIED

Planner McCargar confirmed that she will reach out to discuss this with the applicant.

12.3 **Trustee and Local Expense Report dated June 2023**

Received for information.

12.4 **Adopted Policies and Standing Resolutions**

A Trustee noted that Standing Resolution TH-2-21-033 includes a clause proposing that Elders from local First Nations be invited to attend and provide a traditional welcome to the territory for various LTC meetings. Trustees were asked if they wished to advance this policy.

Trustees proposed that it might be appropriate to invite Penelakut Council Member and Islands Trust Conservancy board member Ken Thomas, or another Elder, to open future Thetis Island LTC meetings.

TH-2023-024

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee, through the Chair, invite Ken Thomas or another Elder to open a LTC meeting from time to time.

CARRIED

12.5 Local Trust Committee Webpage

There were no changes or additions requested.

12.6 Census Infographics - Briefing

Received for information.

13. WORK PROGRAM

13.1 Active Projects Report dated August 29, 2023

13.2 Future Projects Report dated August 29, 2023

Trustees discussed the Future Projects Report. They considered that a full Official Community Plan/Land Use Bylaw review project is not necessary at this time. Focus will remain on the minor projects outlined in the Active Projects Report. A Trustee suggested that the Future Project No. 3: Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District might be brought forward, and noted that there may have been some work initiated on this during the last term.

TH-2023-025

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to pursue an update on the Letter of Understanding between the Thetis Island Local Trust Committee and the Cowichan Valley Regional District.

CARRIED

A Trustee recognized that the community is concerned with safe and adequate roadway access issues and the LTC might consider addressing Future Project No. 4: Active Transportation at a future meeting..

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, November 7, 2023 at 9:30 a.m. and to be held electronically.

Staff noted that the upcoming meeting date published in the agenda package included a typographical error.

LTC members confirmed that the next regular meeting is scheduled for Tuesday, November 7, 2023 at 9:30 a.m. and is to be held electronically.

15. CLOSED MEETING

15.1 Motion to Close the Meeting

TH-2023-026

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(f) 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 that the Recorder and Staff attend the meeting.

CARRIED

The meeting closed to the public at 10:16 a.m.

15.2 Recall to Order

The meeting reconvened at 10:29 a.m.

15.3 Rise and Report

The LTC reported that, in the closed meeting, the minutes from the July 4, 2023 In Camera meeting were adopted, and that a Bylaw Compliance and Enforcement report was received.

16. ADJOURNMENT

By general consent the meeting was adjourned at 10:29 a.m.

Tobi Elliott, Chair

Certified Correct:

Vicky Bockman, Recorder

Follow Up Action Report

Thetis Island

04-Jul-2023

Activity	Responsibility	Dates	Status
1 Project Charter, dated July 4, 2023 for the Official Community Plan (OCP) and Land Use Bylaw (LUB) Marine Areas Review project was endorsed. Staff to begin drafting bylaws.	Marlis McCargar		Completed

05-Sep-2023

Activity	Responsibility	Dates	Status
1 "Thetis Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 112, 2023" was adopted.	David Marlor Nadine Mourao		Completed
2 Chair Elliot to invite Ken Thomas or another elder to open a future LTC meeting.			In Progress
3 Request staff to put TH-RZ-2022.1 into abeyance and bring consideration for the LTC to close application at the November 7 mtg, if there is no further activity. Inform applicant of next steps.	Marlis McCargar		Completed
4 Request that staff provide a status update for the Letter of Understanding or Protocol Agreement between the Thetis LTC and the Cowichan Valley Regional District. Has a letter been drafted?	Clare Frater Marlis McCargar Renee Jamurat	Target: 07-Nov-2023	In Progress

File No.: TH-RZ-2022.1 (Abrupt
Shellfish Inc. (Panacui))

DATE OF MEETING: November 7, 2023

TO: Thetis Island Local Trust Committee

FROM: Marlis McCargar, Island Planner
Northern Team

SUBJECT: Application to rezone approx. 14 ha of the marine area from W-4 to allow subtidal geoduck aquaculture
Applicant: Oreste Panacui for Abrupt Shellfish, Inc.
Location: Preedy Harbour near Crescent Point, Thetis Island

RECOMMENDATION

1. That the Thetis Island Local Trust Committee proceed no further with application TH-RZ-2022.1 for the following reasons:
 - a. Inconsistent with the Thetis Island Official Community Plan No. 88;
 - b. Inconsistent with the Islands Trust Policy Statement;
 - c. Incompatible with adjacent land and recreational uses; and
 - d. Potential risk to sensitive ecosystems.

REPORT SUMMARY

This application proposes to rezone approximately 14 ha of the marine area in Preedy Harbour, near Crescent Point, Thetis Island to allow subtidal geoduck aquaculture. The application will require amendments to the Thetis Island [Official Community Plan \(OCP\)](#) and the Thetis Island [Land Use Bylaw \(LUB\)](#) to allow a change in zoning from W-4 to an appropriate zone for the proposed use. Staff recommends the application be closed and the appropriate refund be issued to the applicant.

BACKGROUND

The applicant previously applied for a rezoning in April 2020 and it was denied (see TH-RZ-2020.1). At that time, there were over 50 public comments received by the LTC in opposition. The public concerns are included in resolution TH-2020-013 below.

The entire site is approximately 18.03 ha in size. Protective netting will be placed on the sea bed floor in sections of 2-4 ha.

TH-2020-013

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee deny application TH-RZ-2020.1 (Panacui - Abrupt Shellfish Inc.) for the following reasons:

- The large scale nature of the proposed commercial infrastructure of underwater netting and braces, the potential of it becoming marine debris, and the potential negative impacts it may all have on environmental/ecological features, flora and fauna;
- Introduction of mooring buoys and navigational lights to the area and the negative impact to the visual/scenic features of the area;
- Potential hazard the operation might be to navigation;
- Potential conflicts with recreational uses and with adjacent upland or marine uses;
- Potential negative impacts to local marine and adjacent upland tourism and associated commercial activities;
- Conflict with Policy 2.7 Mariculture and;
- There are potential conflicts with Sections 3, 4 and 5 of the Islands Trust Policy.

CARRIED

The applicant has resubmitted a rezoning proposal and given consideration to some of the reasons listed above in resolution TH-2020-013. The only clear change in the application from 2020 is the number of navigational buoys required by Transport Canada to mark the predator netting. The number of navigational buoys has been reduced significantly from sixty to four.

At their regular business meeting held February 28, 2023, the LTC passed the following resolution:

TH-2023-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee advise the applicant that they should engage in meaningful consultation with Penelakut Tribe and, after that event, hold a public community information session in person on Thetis Island and then return to the Thetis Island Local Trust Committee with this application.

CARRIED

As there was a six month period of inactivity on the file, at their regular business meeting held September 4, 2023, the LTC passed the following resolution:

TH-2023-023

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee request staff to put the Abrupt Shellfish file into “Abeyance” and bring consideration for “Proceed No Further” in November if there is no further activity.

CARRIED

Staff have reached out to the applicant on several occasions requesting a status update. Staff advised the applicant on September 11, 2023 that the file was at risk of being closed due to inactivity for over six months, as there had been no indication as to when the requested public and First Nations engagement would take place. The applicant held an electronic community information meeting on October 23, 2023 and indicated they have attempted to get a response from representatives at Penelakut Tribe with no success.

Subject Area to be Rezoned

The subject area to be rezoned lies within the Thetis Island planning boundary and is subject to the Thetis Island Official Community Plan Bylaw No. 88 and Thetis Island Land Use Bylaw No. 89. See Figure 1 below.

Staff note that the proposed mariculture operation also lies within the Thetis Associated Islands planning area and within the unzoned Thetis Local Trust Area. The applicant does not intend to apply to rezone within the Thetis Associated Islands planning area which is also required for conformance.

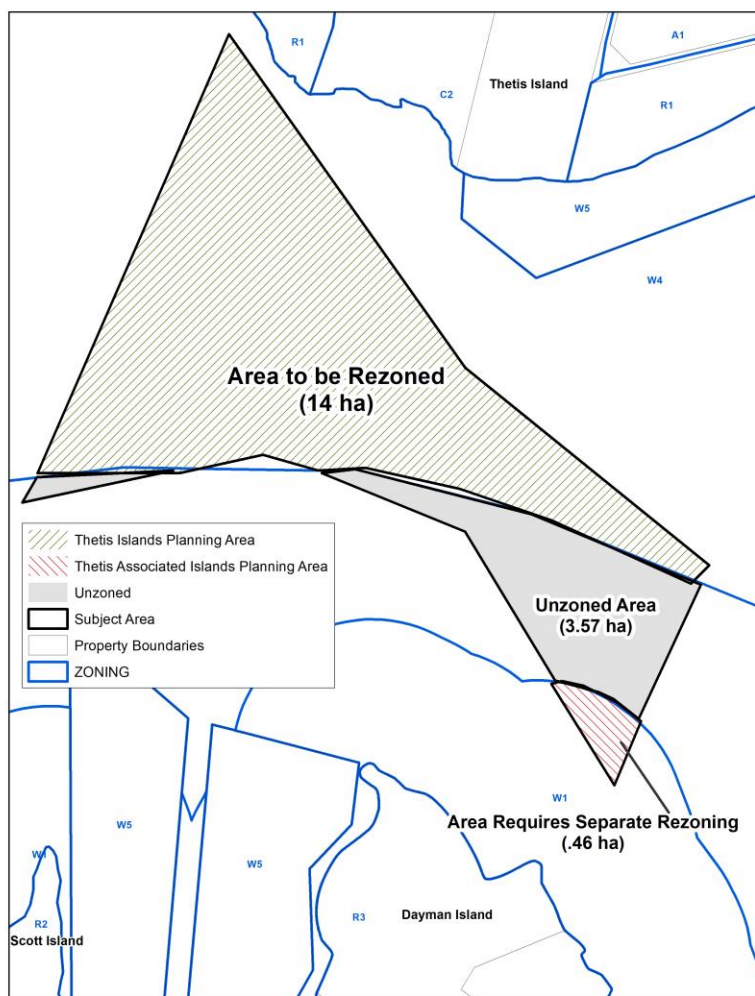


Figure 1

Pre-application Community Information Meeting

The applicant held a Community Information Meeting (CIM) online via zoom on March 15, 2022 prior to applying for a rezoning. It is unclear how many people attended the meeting, but based on the recording it looks to include upwards of 40 participants with a number of people unable to attend due to an issue being admitted into the meeting from the zoom waiting room. A recording of the meeting can be viewed here: <https://www.youtube.com/watch?v=BG2tCbYbU-g>.

A brief summary of the meeting which included community concerns around:

- Nylon predator netting
 - Potential entanglement of other species in the nets
 - Potential of micro plastics from the netting being released into the ocean;
- Close proximity of the mariculture operation to Thetis Island (in particular, Overbury);

- Potential light pollution from the navigation buoys;
- Potential noise pollution during planting, monthly inspections and harvest season;
- Lack of notification to upland property owners;
- Potential disruption and conflict for summer moorage and recreational boaters;
- Potential marine debris, and the potential negative impacts it may all have on a sensitive ecosystem;
- Not creating a local food source. It is estimated that 90% of geoduck catch will be exported to an international market; and
- Lack of consultation and potential impacts on local First Nations.

ANALYSIS

Islands Trust Policy Statement:

Section 4.5 Coastal Areas and Marine Shorelands of the Islands Trust Policy Statement outline the commitments of Trust Council and the Directive Policies.

It is Trust Council's policy that aquaculture should be directed to sites away from:

- areas of recreational significance,
- areas where an aquaculture operation would conflict with established or designated upland land uses, and
- areas where an aquaculture operation would conflict with established or designated anchorage or moorage.

Staff note that an ITPS Checklist (Directives Only) will be completed at the time that draft bylaw amendments are presented to the LTC, if the LTC decides to proceed further with the application. The following Islands Trust Policy Statement (ITPS) directive policies are relevant to the application for early consideration by the LTC:

3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species
3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.
4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.

5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
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Official community Plan

The subject marine area is undesignated and requires an OCP amendment. The OCP does not support new mariculture proposals and will be subject to rezoning.

There are many OCP policies applicable to the application including the need to address the protection of flora and fauna, sensitive ecosystems, coastal processes, scenic value, community character, and local heritage.

Applicant Community Information Meeting

At the LTC's request, the applicant held another Community Information Meeting on October 23, 2023. The applicant advertised the meeting in e-Spokes. The applicant also sent out invitations to the community meeting to Penelakut Tribe and Stz'uminus First Nation.

The LTC requested that the meeting be held in-person, on Thetis Island. However, the applicant held the meeting electronically on zoom due to limited staff availability and health concerns with the resurgence of COVID-19.

The applicant has previously held two public meetings: one in-person in 2020 (related to their previous rezoning application, TH-RZ-2020.1) and one electronic in March 2022. The applicant indicated that the community has had lots of opportunity to gather information and give feedback. The applicant acknowledged that technical glitches may have been a barrier for some to attend the March 2022 meeting and therefore, offered another opportunity for an electronic meeting October 23, 2023. The applicant has not yet provided staff with a recording of the meeting held on October 23, 2023 so staff are unaware of the discussion that took place in that meeting or the number of attendees.

At the time of writing this report, staff have received ten pieces of correspondence in opposition to this rezoning application request. There has been no correspondence received in support of the application. The correspondence that has been received may be viewed in the [Current Applications](#) section of the Thetis Local Trust Area website. Communications may be received before or during the LTC meeting November 7, 2023 and should be sent to northinfo@islandstrust.bc.ca.

The main concerns outlined in the correspondence consist of:

- Damaging environmental effects of the current lease area;
- Inappropriate site selection;
- Risk to the sensitive ecosystem;
- Lack of meaningful community input;
- Contradicts the Islands Trust mandate;
- Does not support the economic or social development of the local community;
- Negatively impact public use of the area;
- Increased micro-plastics in the ocean;

- Noise and light pollution; and
- High archeological value along the shoreline.

First Nations Engagement

The applicant indicated they have attempted to get a response from representatives at Penelakut with no success. The applicant stated they met with the Penelakut Council in early 2020 and, at that time, Penelakut Tribe was supportive of the application. However, that was nearly four years ago and related to the previous rezoning application. In respect of the OCP policies in Section 4.4 and [Islands Trust's First Nations Engagement Principles Policy](#) and [Reconciliation Declaration](#), an early referral from Islands Trust will be required to give the LTC any confidence of First Nations interests in the area.

Should the LTC wish to proceed with the rezoning application, staff recommend that an early referral is sent out from Islands Trust to First Nations with interests in the area. First Nations with interests in the area include: Penelakut Tribe, Lyackson First Nation, Cowichan Tribes, Halalt First Nation, Lake Cowichan First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Semiahmoo First Nation.

Consultation

Statutory Requirements:

As the application involves OCP amendments, the LTC is required by the *Local Government Act* to consider opportunities for consultation with First Nations and persons, organizations and authorities it considers will be affected. The statutory process for bylaw amendments is prescribed by the *Local Government Act* and *Island Trust Act*.

Rationale for Recommendation

Given the inconsistencies between the application proposal and the Thetis Island OCP and the Islands Trust Policy Statement, staff recommend proceeding no further with this application. There is a large amount of community concern as well as, risks to the natural environment.

Staff's recommendation is included on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request that the applicant submit to the Islands Trust [insert document/study, to be completed by, and specific information requested].

2. Proceed with the application and refer to First Nations for early referral and comment:

Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee refer the application TH-RZ-2022.1 (Abrupt Shellfish Inc.) to the following First Nations for early referral and comment: Penelakut Tribe, Lyackson First Nation, Cowichan Tribes, Halalt First Nation, Lake Cowichan First Nation, Snuneymuxw First Nation, Stz'uminus First Nation, Semiahmoo First Nation.

NEXT STEPS

Should the LTC concur with staff recommendations, the file will be closed and the appropriate portion of the original application fee will be refunded.

Submitted By:	Marlis McCargar, Island Planner	October 24, 2023
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	October 24, 2023

DATE OF MEETING: November 7, 2023

TO: Thetis Island Local Trust Committee

FROM: Marlis McCargar, Island Planner
Northern Team

SUBJECT: OCP/LUB Marine Areas Review Project – Map Amendment, Proposed Bylaw Nos. 113 and 114

RECOMMENDATION

1. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 113, cited as "Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023", is not contrary to or at variance with the Islands Trust Policy Statement.
2. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 114, cited as "Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023", is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Thetis Island Local Trust Committee Bylaw No. 113, cited as "Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023", be read a first time.
4. That the Thetis Island Local Trust Committee Bylaw No. 114, cited as "Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023", be read a first time.
5. That the Thetis Island Local Trust Committee Bylaw No. 113, cited as "Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023", be read a second time.
6. That the Thetis Island Local Trust Committee Bylaw No. 114, cited as "Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023", be read a second time.
7. That the Thetis Island Local Trust Committee Proposed Bylaw Nos. 113 (OCP) and 114 (LUB) be referred to the following for comment:

First Nations:

Semiahmoo First Nation, Tsawwassen First Nation, Snuneymuxw First Nation, Halalt First Nation, Stz'uminus First Nation, Cowichan Tribes, Lake Cowichan First Nation, Penelakut Tribe, Lyackson First Nation, Tsawout First Nation, Pauquachin First Nation, Tseycum First Nation and Tsartlip First Nation;

Local Governments and Agencies:

Islands Trust Conservancy, Salt Spring Island Local Trust Committee; Gabriola Local Trust Committee; Cowichan Valley Regional District; School District 79; Ministry of Forests, Ministry of Agriculture and Food, Ministry of Transportation and Infrastructure and Fisheries and Oceans Canada.

- 8. That the Thetis Island Local Trust Committee request staff to schedule an electronic Community Information Meeting and Public Hearing for Proposed Bylaws Nos. 113 (OCP) and 114 (LUB).**

REPORT SUMMARY

The Thetis Island Local Trust Committee (LTC) is asked to consider First and Second readings and referral of Proposed Bylaw Nos. 113 and 114 (Attachment 2 and 3) to amend both Schedule Maps B and C of the Thetis Associated Islands Official Community Plan (OCP) and the Thetis Associated Islands Land Use Bylaw (LUB). Amendments are needed to add zoning and land use designations to an unzoned/undesigned marine area.

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 1).

The Thetis Island LTC resolution dated April 18, 2023 set the Marine Areas Review project as a top priority for 2023/2024.

The following resolution was 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 LTC endorsed the Project Charter on July 4, 2023.

TH-2023-016

It was MOVED and SECONDED,

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.

CARRIED

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The Islands Trust Policy Statement (ITPS) expresses the commitments of Trust Council and directives to local trust committees. The directive policies have been reviewed to confirm consistency with the ITPS (Attachment 4 and 5).

Official Community Plan (OCP):

The purpose of the OCP is to further the object of the Islands Trust Act through long-range land use policy for the portion of the Thetis Island Local Trust Area subject to this bylaw. The OCP provides a statement of the goals, objectives and policies. It is intended to provide policy guidance for the Thetis Island Local Trust Committee, government agencies, organizations and the public regarding the existing and proposed land use and development in the portion of the Local Trust Area subject to this bylaw.

The LTC requested that staff review the area between the Thetis Island Official Community Plan and the Thetis Associated Islands Official Community Plan Bylaw Area of Application that remains undesignated (see Figure 1). The green in Figure 1 outlines the current boundaries and designatoin. The orange indicates the proposed expansion.

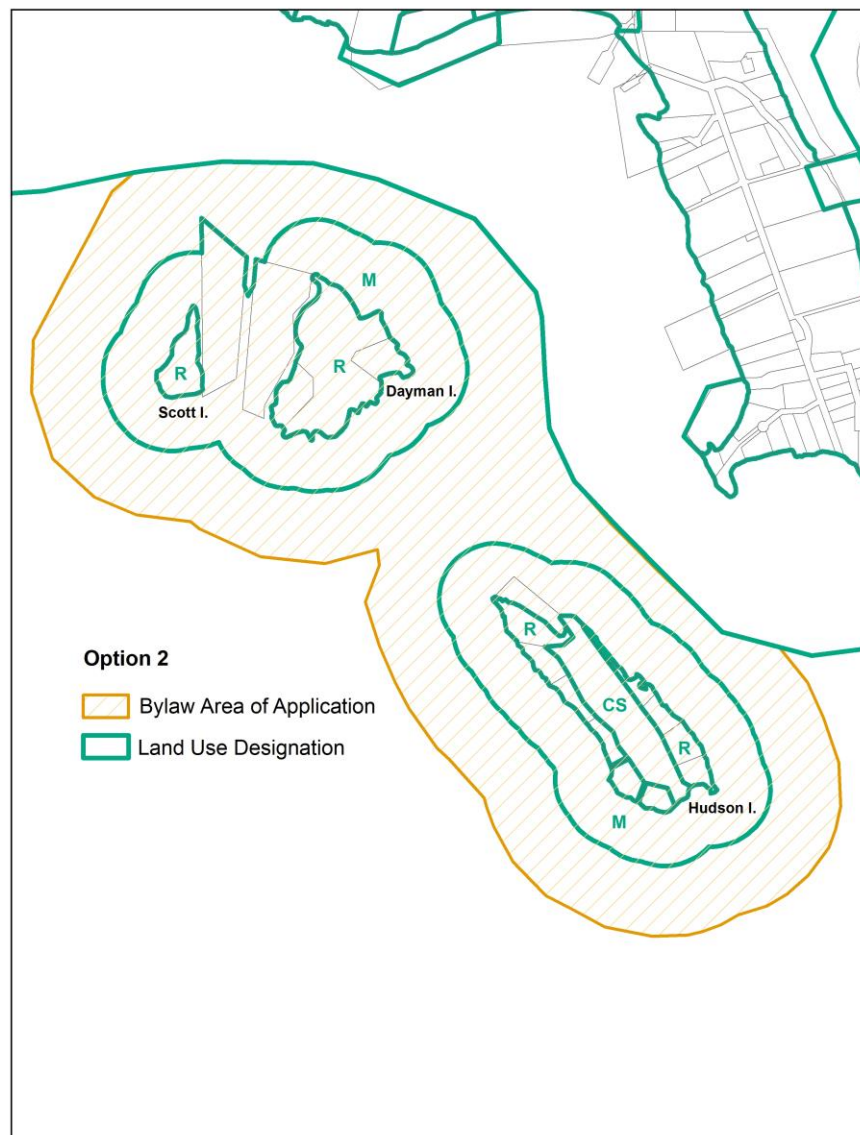


Figure 1: Current Boundaries and Land Use Designation Map.

Staff have determined that the undesignated area would be well suited to the Marine designation in the Thetis Associated Islands OCP. The Marine designation applies to all the waters in the Plan Area. Expanding the Plan Area to include the waters up to the Thetis Island OCP Plan Area allows the LTC greater control in the future uses for the area. If adopted, the following OCP policies would apply to undesignated area shown in Figure 1:

5.2.1	The Local Trust Committee should identify and protect ecologically sensitive marine areas.
5.2.2	The Local Trust Committee should recognize and support the marine dependent nature of land uses in the Plan Area.
5.2.3	The Local Trust Committee should use bylaw provisions to protect public access to, from, and along the marine shoreline.
5.2.4	The Local Trust Committee may permit individual private docks accessory to residential uses. These docks should be regulated by zoning.
5.2.5	Regarding Ruxton Island, the Local Trust Committee should support rezoning applications for community docks that are small-scale and not intended for overnight moorage, and which address the cumulative impacts of community docks on Ruxton Island.
5.2.6	In order to limit the need for private dock development along the shoreline, community or communal docks should be encouraged where feasible
5.2.7	The Local Trust Committee should use bylaw provisions to locate docks in locations with minimum environmental impact, and should encourage dock design that is sensitive to marine ecosystems and habitat.
5.2.8	The Local Trust Committee should not permit commercial marinas intended for use by non-residents.
5.2.9	The Local Trust Committee may consider rezoning applications for leases for aquaculture, other than finfish farms.
5.2.10	The Local Trust Committee should, through zoning, the use of building setbacks, and the use of development permit area designations and guidelines: (a) protect the integrity of the foreshore, shoreline, and natural coastal and intertidal processes; (b) discourage uses that disrupt natural features and processes; (c) allow for natural erosion and accretion processes, without endangering structures; (d) encourage owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas adjacent to the foreshore; and (e) discourage filling, deposit, excavation, or removal of foreshore and seabed materials, except for maintenance of navigational channels and existing facilities.
5.2.11	The Local Trust Committee should only give consideration to permitting structural modification of the shoreline, such as seawalls, where it can be demonstrated to be necessary to support or protect an existing use or structure. Preference should be given to shoreline structures that have a lesser impact or enhance ecological functions, including vegetation enhancement, drainage control, beach enhancement, anchor trees, and gravel placement. Shoreline stabilization should not interrupt natural processes solely to reduce erosion of undeveloped land. Vegetation which helps stabilize banks, reduce erosion and provide habitat should be retained or enhanced.

5.2.12	The Local Trust Committee may require zoning amendment applicants to provide development approval information.
5.2.13	The Local Trust Committee should encourage and facilitate education around shoreline stewardship.

The islands in the Associated Islands OCP Area are remote areas that are predominantly accessible by private boat only. The proposed subject area is a sensitive ecosystem and inclusion in the OCP bylaw application area offers greater protection and regulation. It is in the Rock Fish Conservation Area, as determined by Fisheries and Oceans Canada. A sea bird colony is mapped nearby at Preedy Rocks. Additionally, archaeological sites are noted nearby to the subject marine area.

Staff recommend removing Section 167.2(e) which states: *“The outer boundaries of the Marine designation on Schedule C are located 150 metres seaward of the natural boundary.”* The proposed extension of the Plan Area will be approximately 210 to 300 metres seaward from the natural boundary of the sea, as shown in Figure 1.

Figure 2 shows the entire Thetis Associated Islands Plan Area highlighted in orange. The Plan Area expansion increases the Marine designation area by 1.32 square kilometres (Figure 2).

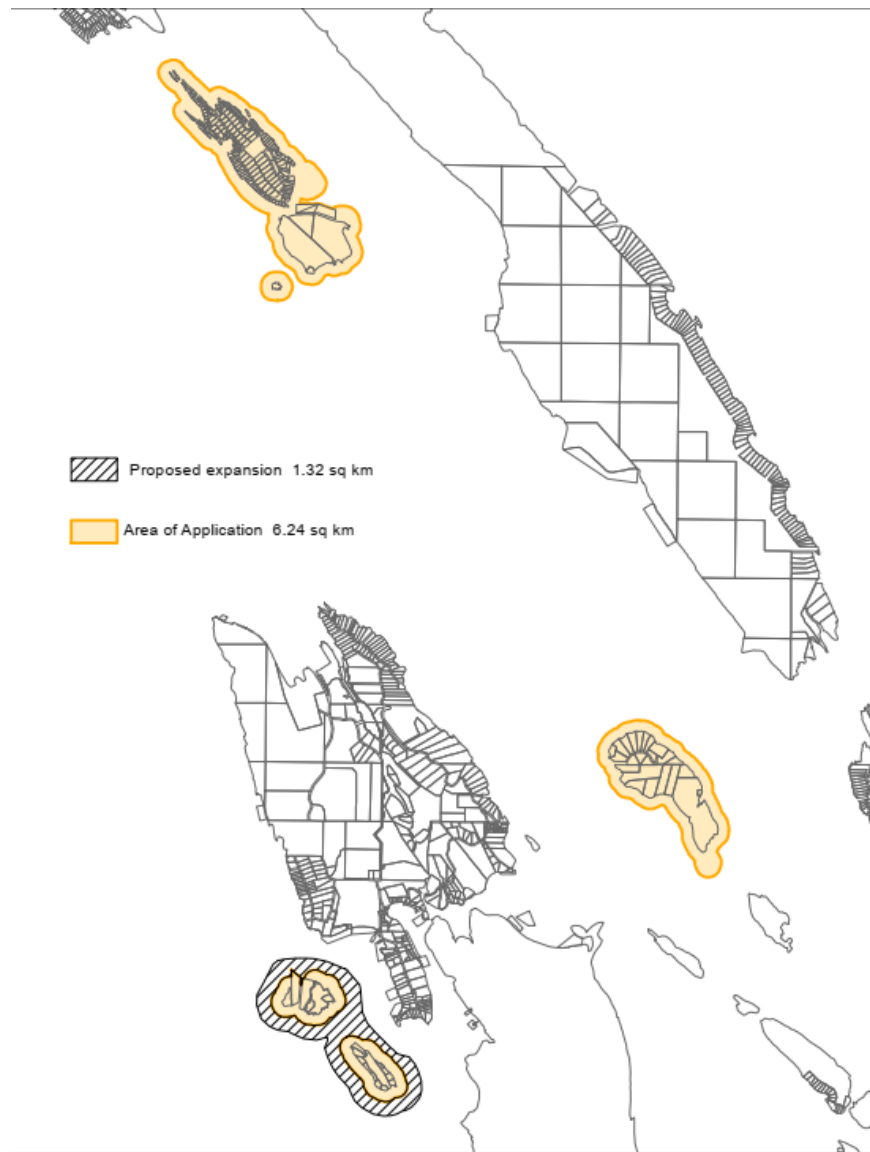


Figure 2: Plan Area and Proposed Expansion

Land Use Bylaw (LUB):

A portion of the water between the Thetis Island Land Use Bylaw and the Thetis Associated Islands Land Use Bylaw Area of Application is unzoned (see Figure 1). As such, no Thetis regulatory bylaws apply, and therefore the Thetis Local Trust Committee cannot regulate this area. Staff are recommending that the unzoned area surrounding Scott, Dayman and Hudson Island are zoned Marine General (W1) (see Figure 3).

The following uses and structures are permitted in the W1 zone subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:

- a) Mooring buoys, for mooring a private vessel accessory to the residential use of an upland lot;
- b) Docks accessory to the residential use of an adjacent upland lot;
- c) Community docks;
- d) Floats and swimfloats; and,

e) Marine navigational aids.

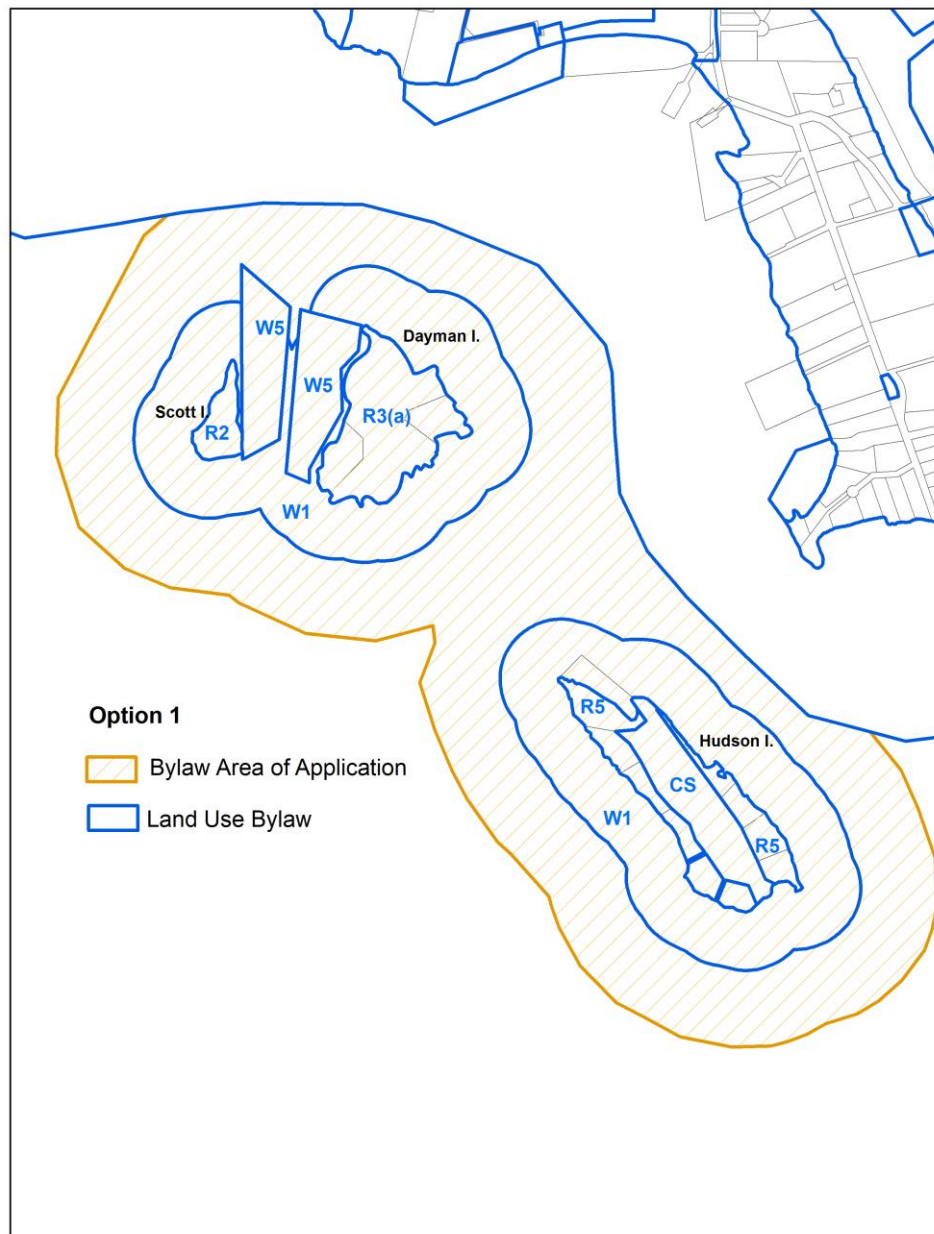


Figure 3: Current Zoning and Proposed Expansion of Bylaw Area of Application

Project Charter

Introduction of Bylaw Nos. 113 and 114 for first reading is consistent with the project charter endorsed July 4, 2023 (Attachment 1). These are proposed map amendments to the OCP and LUB bylaws.

Additional Option

The LTC may choose to limit the Plan Area of expansion to only those waters around Scott and Dayman Islands (see Figure 4). This option offers a smaller area of expansion and still leaves the outer waters surrounding

Hudson Island without zoning or a designation. As noted, an unzoned marine area means no regulatory bylaws apply and may leave the area vulnerable to uses that are incompatible with the intent of the OCP and permitted in the LUB.

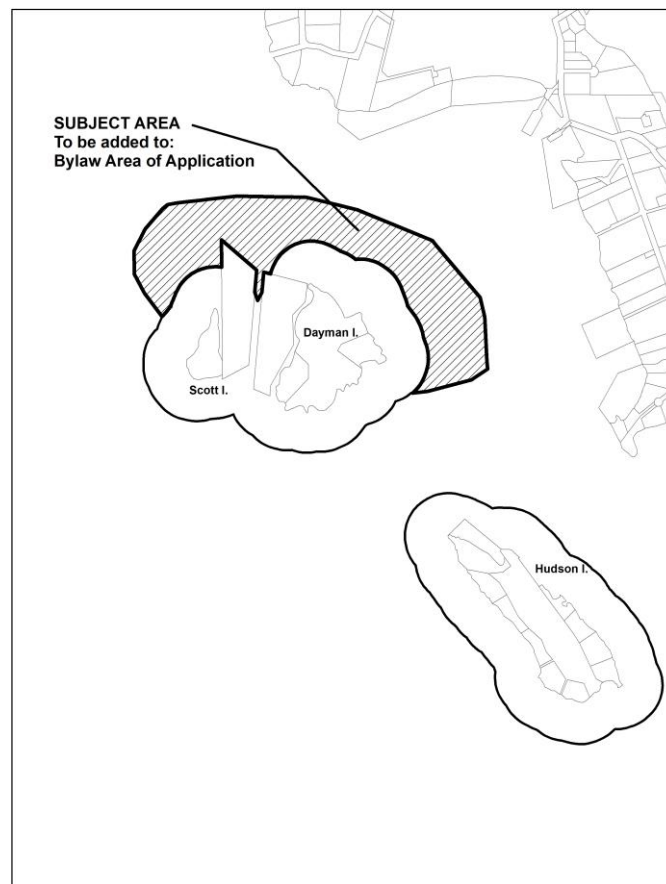


Figure 4: Alternative Expansion of the Plan Area

Consultation

Statutory Requirements:

As the application involves OCP amendments, the LTC is required by the *Local Government Act* to consider opportunities for consultation with First Nations and persons, organizations and authorities it considers will be affected. The statutory process for bylaw amendments is prescribed by the *Local Government Act* and *Island Trust Act*.

Rationale for Recommendation

Staff have presented Proposed Bylaws 113 and 114 that would establish an expanded bylaw area of application for the OCP and LUB in the marine area surrounding Scott, Dayman and Hudson Island to ensure the marine uses are consistent with the object of the Islands Trust and to ensure the Thetis Island Bylaws are applicable. Staff are recommending the LTC give first and second reading to the proposed bylaws and send off referrals.

Refer to the formal recommendations, included on Page 1 of the report.

ALTERNATIVES

1. Amend draft Bylaw Nos. 113 and 114, prior to first reading

The LTC may amend the draft bylaws prior to consideration of first reading. If this alternative is selected, then the following resolution is recommended:

That the Thetis Island Local Trust Committee amend Draft Bylaw No. XXX, cited as “...” with the following: [list amendments].

2. Request Further Information

The LTC may request further information prior to making a decision. Staff advise that the implications of this alternative are budget, time and staff resources. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request [insert requested information here].

3. Receive for information

The LTC may receive the report for information.

NEXT STEPS

Subject to concurrence with the staff recommendations, the bylaw will be referred to agencies and First Nations and the Thetis Island LTC website will be updated accordingly.

Submitted By:	Marlis McCargar, Island Planner	October 25, 2023
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	October 26, 2023

ATTACHMENTS

1. Project Charter, dated July 4, 2023
2. Proposed Bylaw No. 113
3. Proposed Bylaw No. 114
4. ITPS Directive Policies Checklist (OCP)
5. ITPS Directive Policies Checklist (LUB)

OCP/LUB Marine Areas Review Project - Charter v 1.0

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 indentified 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/undesignated 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 st and 2 nd reading	November 2023
Feedback and recommendations from First Nations, agencies, APC and community groups	Winter 2023/2024
CIM/Public Hearing, 3 rd reading and forward to EC and Ministry	Winter 2024
END OF FISCAL	March 2024
Adoption	Summer 2024

Project Team

Island Planner	Project Manager/Bylaw Drafting
GIS Staff	Map Amendments
Legislative Clerk	Legislative Process/Bylaw review
RPM Approval: <i>Renée Jamurat</i> Date: June 21, 2023	LTC Endorsement: Resolution #: TH-2023-016 Date: July 4, 2023

Budget

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

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 st /2 nd 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
TOTAL			\$1800

DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 113

A BYLAW TO AMEND THETIS ASSOCIATED ISLANDS OFFICIAL COMMUNITY PLAN BYLAW, 2014

The Thetis Island Local Trust Committee being the Trust Committee having jurisdiction in respect of the Thetis Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Citation

This Bylaw may be cited for all purposes as “Thetis Associated Islands Official Community Plan Bylaw, 2014, Amendment No. 1, 2023”.

2.

Thetis Associated Islands Official Community Plan Bylaw No. 93, 2014, cited as “Thetis Associated Islands Official Community Plan Bylaw, 2014, Amendment No. 1, 2023” is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 113**

SCHEDULE 1

1. Schedule “A” of “Thetis Associated Islands Official Community Plan No. 93, 2014” is amended as follows:

PART E – ADMINISTRATION AND INTERPRETATION, is amended by deleting Section 16.7.2(e) in its entirety.

2. **Schedule “B” Plan Area – Area of Application** of the Thetis Associated Islands Official Community Plan No. 93, 2014 is amended as follows:

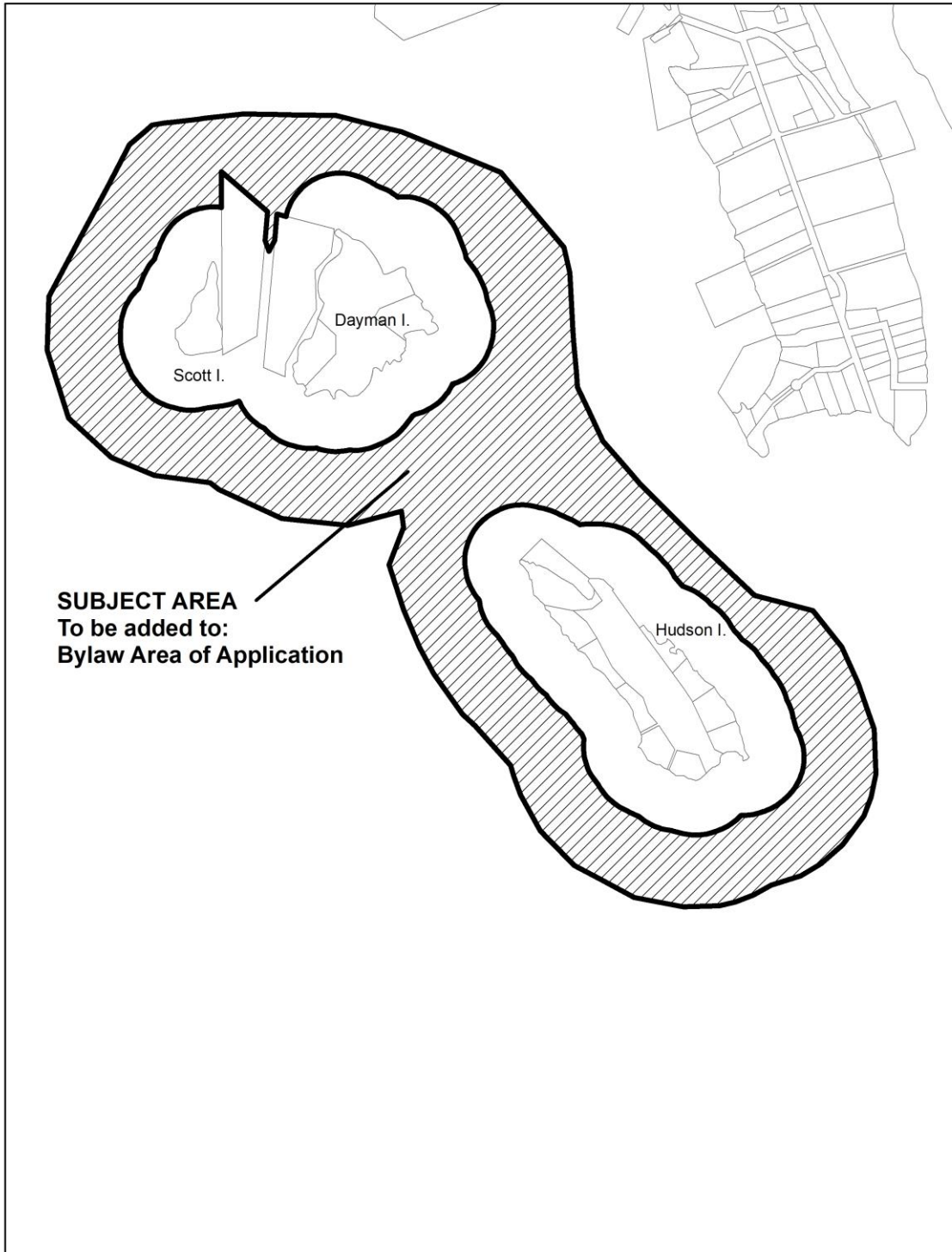
The area of application map is replaced with a new map as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 93 as are required to effect this change.

3. **Schedule “C” – Land Use Designation Map C** of the Thetis Associated Islands Official Community Plan No. 93, 2014 is amended as follows:

The land use designation is changed from “Undesignated” to “Marine” as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “C” of Bylaw No. 93 as are required to effect this change.

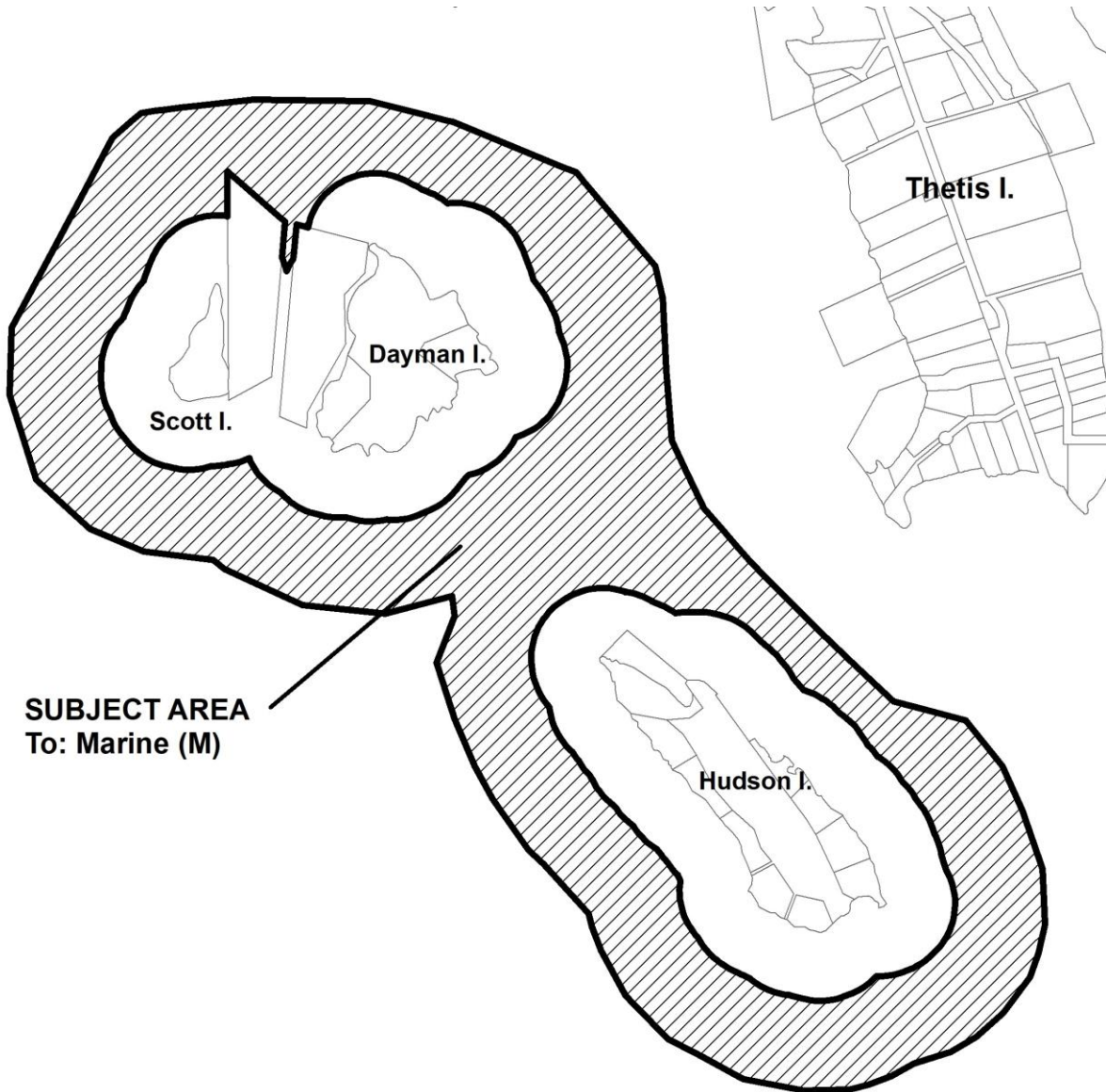
THETIS ASSOCIATED ISLANDS LOCAL TRUST COMMITTEE
BYLAW NO. 113

Plan No. 1



THETIS ASSOCIATED ISLANDS LOCAL TRUST COMMITTEE
BYLAW NO. 113

Plan No. 2



DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 114

A BYLAW TO AMEND THETIS ASSOCIATED ISLANDS LAND USE BYLAW, 2014

The Thetis Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Thetis Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. This bylaw may be cited for all purposes as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023”.
2. Thetis Associated Islands Local Trust Committee Bylaw No. 94, cited as “Thetis Associated Islands Land Use Bylaw, 2014,” is amended as follows:
 - 2.1 Schedule “B” – Area of Application, is amended as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule “B” to Bylaw No. 94 as are required to effect this change.
 - 2.2 Schedule “C” – Zoning Map C, on those marine areas on Plan No. 2 the zoning is changed from unzoned to “Water 1 (W1)” as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 94 as are required to effect this change.

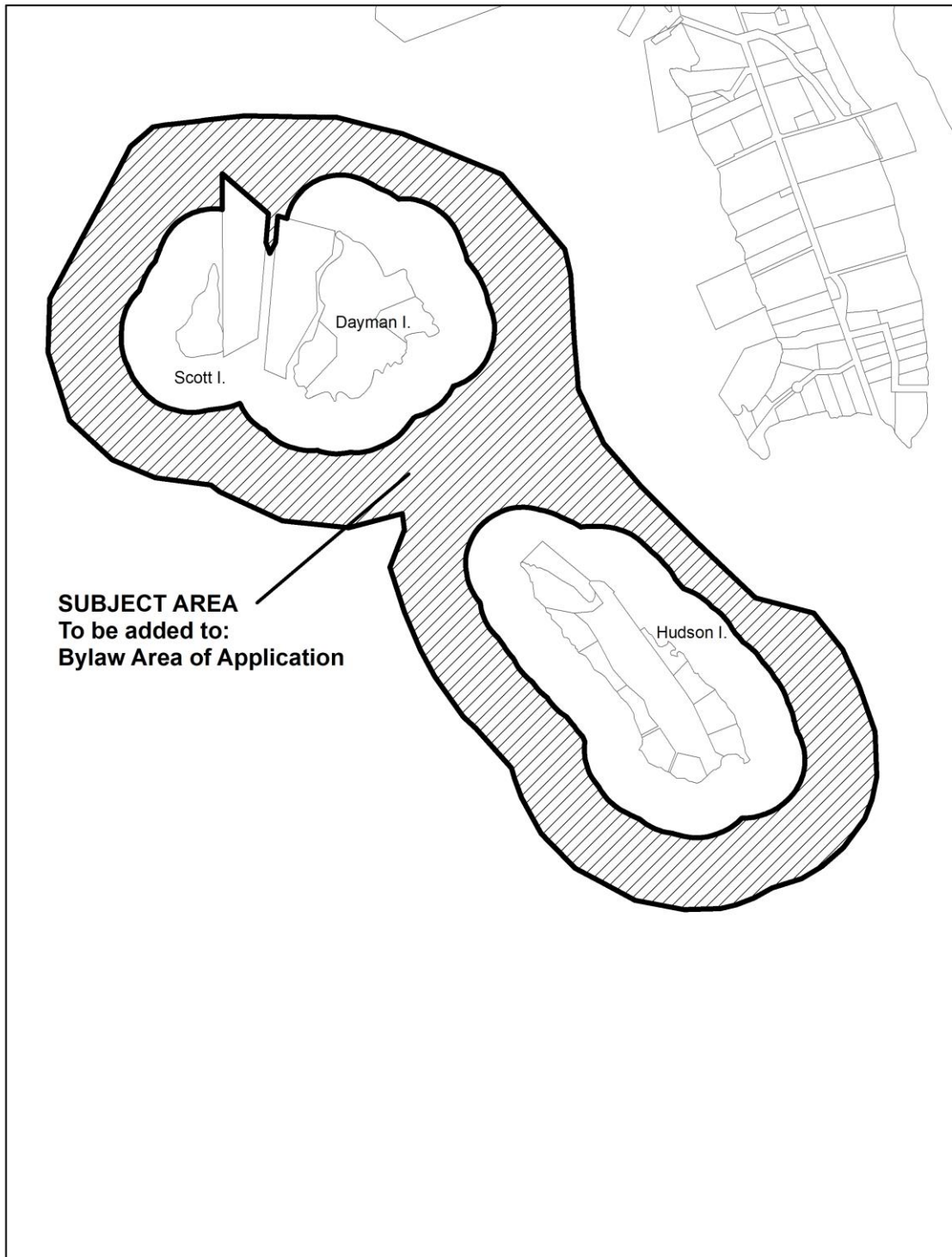
READ A FIRST TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

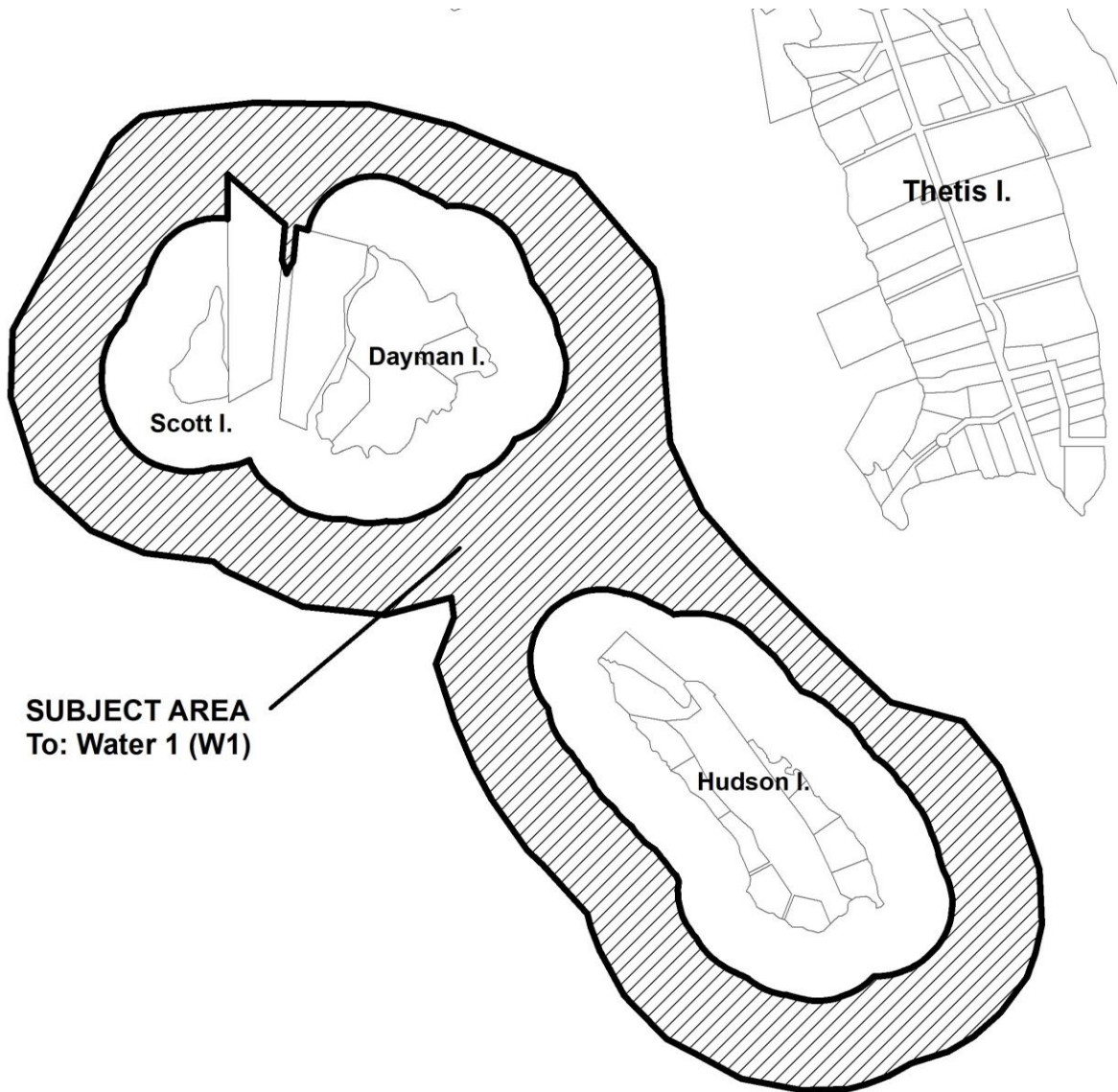
THETIS ASSOCIATED ISLANDS LOCAL TRUST COMMITTEE
BYLAW NO. 114

Plan No. 1



THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 114

Plan No. 2





ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: 6500-20

File Name: Bylaw No. 113 (OCP)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council's guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council's position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation

	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation

N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
✓	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
✓	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: 6500-20

File Name: Bylaw No. 114 (LUB)

PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

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PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
N/A	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
N/A	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
N/A	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
N/A	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
N/A	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
N/A	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
N/A	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
N/A	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
CONSISTENT	No.	DIRECTIVE POLICY
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.
CONSISTENT	No.	DIRECTIVE POLICY

	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses.
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
N/A	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
N/A	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
N/A	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
N/A	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.
CONSISTENT	No.	DIRECTIVE POLICY

	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
✓	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
✓	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
✓	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

	POLICY STATEMENT COMPLIANCE
✓	<i>In compliance with Trust Policy</i>
	<i>Not in compliance with Trust Policy for the following reasons:</i>

Islands Trust
LTC EXP SUMMARY REPORT F2024
Invoices posted to Month ending August 2023

670 Thetis	Invoices posted to Month ending August 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	592.45	-279.45
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>592.45</u>	<u>573.55</u>
Projects				
73001-670-4128	Thetis Unzoned Marine Area LUB Amendment	2,500.00	0.00	2,500.00
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	It was MOVED and SECONDED 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.
2.	August 28, 2018	TH-2018-036	Suspension of enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: 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. 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. 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.
3.	August 28, 2018	TH-2018-041	Non-medical cannabis retail applications	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • 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.

No.	Meeting Date	Resolution No.	Issue	Policy
				- The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. - 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: - Name of the applicant and a description of the proposal in general terms - The location of the proposed establishment and the subject site - The place where, date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered. - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - How public comments may be submitted to the Local Trust Committee.
4.	December 12, 2018	TH-2018-053	Cannabis License Applications	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: 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.
5.	February 22, 2019	TH-2019-020	Electoral Area Director	See Item 9 below.
6.	April 23, 2019 Updated September 28, 2021	TH-2019-026 TH-2021-033	LTC to engage in Reconciliation with local First Nations, governments and the island community	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: 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: 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

No.	Meeting Date	Resolution No.	Issue	Policy
				upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; 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; 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; 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.
7.	February 11, 2020	TH-2020-001	Electoral Area Director Reports	See Item 9 below.
8.	September 28, 2021	TH-2021-033	Review TH-2019-026 and update wording	**See TH-2021-033 pertaining to Item 6 above That the Thetis Island LTC request staff to review standing resolution no. TH-2019-026 with respect to current language.
9.	September 28, 2021	TH-2021-034	Electoral Area Director Reports	It was MOVED and SECONDED, 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: - 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 - that the written reports will be posted to the website.
10.	July 5, 2022	TH-2022-024	First Nations Consultation re: Strategy for Antenna Systems	It was MOVED and SECONDED 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: 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;

No.	Meeting Date	Resolution No.	Issue	Policy
				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; 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>; 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 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.

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 Community Consultation Project*

Responsible

Dates

Include a community discussion and dissemination of information

Rec'd: 04-Jun-2023

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

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

Future Projects Report

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;
- strategies for alternative dwelling units;
- ferry workers workforce housing;
- the potential to rezone areas that are suitable for increased density.

Fence height and Derelict vehicles regulations

Future Projects Report

Thetis Island

Housekeeping / Technical Amendments to include:

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

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.
-