



Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: April 30, 2024
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 | | |
| 3. | REPORTS | 9:35 AM - 9:50 AM | |
| | 3.1 | Trustee Reports | |
| | 3.2 | Chair's Report | |
| | 3.3 | Electoral Area Director's Report | |
| 4. | PUBLIC COMMENTS | 9:50 AM - 10:05 AM | |
| 5. | MINUTES | 10:05 AM - 10:10 AM | |
| | 5.1 | Local Trust Committee Minutes dated February 6, 2024 - for adoption | 3 - 8 |
| | 5.2 | Local Trust Committee Special Meeting Minutes dated March 7, 2024 - for adoption | 9 - 11 |
| | 5.3 | Section 26 Resolutions-Without-Meeting Report dated April 22, 2024 | 12 - 12 |
| | 5.4 | Advisory Planning Commission Minutes - none | |
| 6. | BUSINESS ARISING FROM MINUTES | 10:10 AM - 10:15 AM | |
| | 6.1 | Follow-up Action List dated April 22, 2024 | 13 - 14 |
| 7. | APPLICATIONS AND REFERRALS | 10:15 AM - 10:25 AM | |
| | 7.1 | Ministry Response Regarding Abrupt Shellfish Inc. (Crown Land File 1414783) Application | 15 - 17 |
| 8. | LOCAL TRUST COMMITTEE PROJECTS - none | | |

- | | | |
|------|---|---------------------|
| 9. | DELEGATIONS - none | |
| 10. | CORRESPONDENCE | 10:25 AM - 10:30 AM |
| | <i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i> | |
| 10.1 | Removal of Land from the Managed Forest Program | 18 - 18 |
| 11. | NEW BUSINESS - none | |
| 12. | STAFF REPORTS | 10:30 AM - 10:50 AM |
| 12.1 | 2023/24 Annual Report - Approval of Thetis Islands Local Trust Committee's Section - Request for Decision | 19 - 21 |
| 12.2 | Trust Conservancy Report - none | |
| 12.3 | Applications Report dated April 22, 2024 | 22 - 22 |
| 12.4 | Trustee and Local Expense Report dated February, 2024 | 23 - 23 |
| 12.5 | Adopted Policies and Standing Resolutions | 24 - 27 |
| 12.6 | Local Trust Committee Webpage | |
| 13. | WORK PROGRAM | 10:50 AM - 11:10 AM |
| 13.1 | Active Projects Report dated April 22, 2024 | 28 - 28 |
| 13.2 | Future Projects Report dated April 22, 2024 | 29 - 31 |
| 14. | UPCOMING MEETINGS | |
| 14.1 | Next Regular Meeting Scheduled for Tuesday, July 2, 2024 at 9:30 am and to be held electronically. | |
| 15. | ADJOURNMENT | 11:10 AM - 11:10 AM |



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: February 6, 2024
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: Margot Thomaidis, Planner 2
 Sonja Zupanec, Island Planner (attended electronically)
 Vicky Bockman, Recorder (attended electronically)

Others Present: There was approximately one (1) member of the public 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 9:33 am. She welcomed the public and introduced herself, Local Trustees, staff and recorder. She acknowledged that the meeting was being held on the traditional territory of the Coast Salish First Nations, and noted that the Thetis Island Local Trust Committee (LTC) is committed to reconciliation and relationship building with First Nations.

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:

- The MV Kuper has been renamed, with the new name having been chosen by the Penelakut Tribe. The ferry is back in service and crewing issues solved.
- The thefts occurring on-island have now ceased and an arrest has been made.
- A rabbit was sighted loose outside on-island; a matter of concern should it multiply.

Trustee Luckham reported on the following:

- He attended a Thetis Island Community Meetings (TICA) forum regarding an ongoing initiative to actively move forward in the process of reconciliation.
- Last week he attended a LTC meeting on Gambier Island where discussion included the housing legislation changes that are also presented in this meeting's agenda for discussion.
- He attended the Salish Sea Symposium hosted by Transport Canada, where the discussion included advancing work in collaboration with First Nations on the many significant marine issues.
- Preparation is in process for the next Trust Council meeting which will be held in March.

3.2 Chair's Report

Chair Elliott reported on the following:

- She attended a Southern Gulf Islands Forum in September where discussion included an interest in managing waterways in a national marine conservation area with a First Nations perspective and derelict/abandoned vessel remediation funding.
- Trust Council meeting in March will include discussion of adoption of the 2024/25 budget and how to address all the needs and challenges in the Trust Area in an equitable way.
- Islands Trust is grateful to the Province for agreeing to the request for a grant to update the Housing Needs Assessment, thereby eliminating the need to source funding for this through property taxes.
- The Financial Planning Committee has been discussing the budget.
- Islands Trust Chief Administrative Officer Russ Hotsenpiller will be retiring in June and a Hiring Committee is working on the terms of reference, vision, and various aspects of the position in consideration of a replacement.
- She Chaired a LTC meeting on South Pender Island where a First Nation Hereditary Chief opened the meeting and provided a presentation on topics of interest. She suggested that this might be considered for a Thetis Island LTC meeting in the future.

3.3 Electoral Area Director's Report - None

4. PUBLIC COMMENTS

- Gordon Prescott, President of the Thetis Island Residents' and Ratepayers' Association commented that the residents of Thetis Island should have input into the discussion of Provincial housing regulation changes. Additionally he raised concern that Thetis Island is linked with budget items which are not being used on this island, and suggested that boundary changes based on similar uses of budget would make sense.
 - Trustee Luckham invited the speaker to a conversation outside of this meeting to discuss and clarify how the Regional District and Islands Trust share

jurisdictional authority in this matter, particularly as it affects the recreational component of the budget.

5. MINUTES

5.1 Local Trust Committee Minutes dated November 7, 2023 - for Adoption

TH-2024-001

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee adopt the minutes dated November 7, 2023.

CARRIED

5.2 Section 26 Resolutions-Without-Meeting Report dated January 30, 2024

Received for information.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated January 30, 2024

- In response to a Trustee's inquiry, it was unknown if a response or comment from the Ministry of Forests has been received relating to November 7 Activity 3 issuance of the aquaculture lease. Staff responded that they will research and report back.
- Trustee Luckham will continue to pursue September 5 Activity 1 inviting a First Nations elder to open a future LTC meeting.
- Staff requested direction for how to proceed with November 7 Activity 1 regarding the draft Protocol Agreement with Cowichan Valley Regional District. Trustees supported reconsideration of a Letter of Understanding or Protocol Agreement that addresses current issues, and confirmed that a preliminary meeting with the new Regional Director to identify the scope of amendments would be warranted.

TH-2024-002

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request Trustee Luckham to contact Director McClinton and invite him to the next Local Trust Committee meeting; and if that is not possible that staff be requested to schedule a Special Electronic Meeting to scope out topics and renewal of the Protocol Agreement with the Area Director.

CARRIED

7. APPLICATIONS AND REFERRALS - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Minor Project: Referral Responses for Proposed Bylaw Nos. 113 (Official Community Plan) and 114 (Land Use Bylaws) – Memorandum

Planner Thomaidis presented the memorandum that provides the LTC with bylaw referral responses from First Nations, agencies and the Advisory Planning Commission received to date for Proposed Bylaw Nos. 113 and 114. She responded to questions from Trustees regarding referral responses from First Nations and Fisheries & Oceans Canada.

Options for moving forward with a Community Information Meeting and Public Hearing were considered, and it was suggested that an electronic meeting held in the evening would be well received by the community. Trustees discussed a preference for holding these meetings before the end of March if possible.

TH-2024-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to schedule an electronic Community Information Meeting and Public Hearing with respect to proposed Bylaw Nos. 113 and 114 changes, to be held in the evening prior to the next Local Trust Committee meeting.

CARRIED

9. DELEGATIONS - none

10. CORRESPONDENCE - none

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

Trustees acknowledged that a late piece of correspondence came in recently, however, it will be received and added to the next regular business meeting agenda in order to provide time for it to be reviewed.

11. NEW BUSINESS - none

12. REPORTS

12.1 Housing Statute Changes to British Columbia Legislation – Memorandum

The meeting paused due to technical difficulties at 10:40 am and resumed at 10:44 am.

Planner Zupanec provided context and clarification of housing statute changes to BC legislation with preliminary analysis for LTC consideration of possible next steps and how to align with Provincial legislation. The presentation included an overview of new legislation affecting short term rental accommodation and housing statutes, potential opportunities and Thetis Island LTC implications. Due to technical difficulties, Trustees did not hear or see the Planner's presentation, but the presentation was broadcast as part of the livestream.

Trustees considered the background and speaking notes for Bill 44 and Bill 35 and determined that more time to consider the information would be necessary prior to a decision on an opt-in resolution.

TH-2024-004

It was MOVED and SECONDED,

that the Housing Statute Changes to British Columbia Legislation Memorandum be forwarded to the Advisory Planning Commission for information.

CARRIED

12.2 Trust Conservancy Report

The Chair provided a verbal update:

- Annual update on the status of all protected areas has been received.
- Minister of Municipal Affairs did not approve the interim three-year regional conservation plan. ITC is required to submit a 5-year regional conservation plan, which expired in December 2020. The interim plan was returned as it does not include enough input from First Nations. The annual budget request has increased to \$18,000 in order for ITC to re-do a plan that has more First Nations input.

12.3 Applications Report - none

12.4 Trustee and Local Expense Report dated December, 2023

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 Local Trust Committee Webpage

No changes were requested at this time.

13. WORK PROGRAM

13.1 Active Projects Report dated January 30, 2024

Received for information.

13.2 Future Projects Report dated January 30, 2024

Received for information.

14. UPCOMING MEETINGS

14.1 2024 Thetis Local Trust Committee Meetings - Designate in-person and electronic

2024 Meeting dates: April 30, 2024, July 9, 2024, September 10, 2024, and November 12, 2024

Trustees considered the benefit of electronic meetings. A Trustee reported that he is unavailable between the dates of July 5-16 to attend a scheduled LTC meeting. LTC members suggested that the July 9 meeting might be rescheduled.

TH-2024-005

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee meetings of April 30, September 10, and November 12, 2024 be held electronically; and that the Local Trust Committee requests staff to reschedule the July 9 meeting to a date outside of July 5-16, 2024 and report back with options.

CARRIED

14.2 Next Regular Meeting Scheduled for Tuesday, April 30, 2024 at 9:30 am to be held electronically.

15. ADJOURNMENT

By general consent the meeting was adjourned at 10:51 am.

Tobi Elliott, Chair

Certified Correct:

Vicky Bockman, Recorder



Thetis Island Local Trust Committee

Minutes of Special Meeting

Date: March 7, 2024
Location: Electronic Meeting

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

Staff Present: Margot Thomaidis, Planner 2
 Vicky Bockman, Recorder

Others Present: There was approximately one (1) member of the public 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 5:31 p.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She welcomed the public and introduced herself, Local Trustees, staff and recorder.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING - Proposed Bylaw Nos. 113 and 114 - Marine Areas Review Project

3.1 Planner Presentation

Planner Thomaidis reported that the purpose of this Community Information Meeting (CIM) is to review with the community the elements of the proposed Bylaw Nos. 113 Thetis Associated Islands Official Community Plan, 2014 (OCP) and 114 Thetis Associated Islands Land Use Bylaw, 2014 (LUB) amendments, to provide information needed for community members to be able to speak at the Public Hearing which will follow, and will include a question and answer session. She explained the timelines and next steps in the process.

She advised that the purpose of the Marine Areas Review Project is to review and update the Thetis Associated Islands Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to address a portion of the marine area that is outside the OCP designation area and is outside the area of LUB application, and will establish an

expanded bylaw area of application for the OCP and LUB in the marine area surrounding Scott, Dayman and Hudson Islands.

She summarized the proposed amendments:

- Bylaw No. 113 would amend both Schedule Maps B and C in the OCP to include the undesignated marine area of application surrounding Scott, Dayman and Hudson Islands to ensure the marine uses are consistent with the object of the Islands Trust and to ensure the Thetis Island Bylaws are applicable in that area.
- Proposed Bylaw No. 114 would amend the LUB to include the unzoned area surrounding Scott, Dayman and Hudson Islands in the Marine General (W1) Zone.

3.2 Question and Answer Period

- Why is the area of zoning being considered 'M1', which is a commercial classification?
 - Different Bylaws utilize various marine and water zoning category terminology; one may use M for Marine zoning and another uses W for a water zone. The Thetis Associated Islands LUB amendment being considered at this time is to include the unzoned area in the Marine General (W1) Zone of the Thetis Associated Islands LUB.

4. PUBLIC HEARING

4.1 Proposed Bylaw Nos. 113 and 114 - Marine Areas Review Project

4.1.1 Recess for Public Hearing

The meeting recessed at 5:46 pm for the Public Hearing.

4.1.2 Recall to Order

The meeting was recalled to order at 5:59 pm.

5. BUSINESS ITEMS

5.1 Minor Project: Proposed Bylaw Nos. 113 and 114 - Post Public Hearing Staff Report

Planner Thomaidis summarized the Staff Report that advises the Local Trust Committee of options for next steps for the Proposed Bylaw Nos. 113 and 114. She advised that all statutory requirements have been completed for rezoning including the required notification and holding of a Public Hearing consistent with the *Local Government Act*.

TH-2024-006

It was MOVED and SECONDED,

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 for a third time.

CARRIED

TH-2024-007

It was MOVED and SECONDED,

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 for a third time.

CARRIED

TH-2024-008

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023,” and proposed Bylaw No. 114, cited as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023,” be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

TH-2024-009

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023,” be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

5.2 2024 Thetis Local Trust Committee Meetings Updates - Staff Report

TH-2024-010

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee reschedule its July 9, 2024 regular business meeting to Tuesday, July 2, 2024.

CARRIED

TH-2024-011

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee hold its September 10, 2024 regular business meeting in-person at the Thetis Island Community Centre.

CARRIED

6. ADJOURNMENT

By general consent the meeting was adjourned at 6:00 pm.

Tobi Elliott, Chair

Certified Correct:

Vicky Bockman, Recorder



Resolutions Without Meetings Log

Thetis Island

Resolution Number	Action	Date
2024-001	Carried	14-Feb-2024
Schedule a Special Meeting		
That the Thetis Islands Local Trust Committee schedule a Special Meeting for an electronic Community Information Meeting and Public Hearing on Thursday, March 7, 2024 beginning at 5:30 PM, to be held over Zoom.		

Follow Up Action Report

Thetis Island

05-Sep-2023

Activity	Responsibility	Dates	Status
1 Trustee Luckham to invite Ken Thomas or another elder to open a future LTC meeting.			In Progress

07-Nov-2023

Activity	Responsibility	Dates	Status
1 Forward the draft Letter of Understanding or Protocol Agreement between the Thetis LTC and the Cowichan Valley Regional District (from the previous LTC term) to the new CVRD Director Jesse McClinton, for information. <i>Staff located a draft LOU from November 1998 between TH/SSI and CVRD. LTC confirmed that due to the age of the draft LOU, it is not necessary to share with the CVRD at this time.</i> <i>At February 6 LTC Regular Business Meeting: Trustee Luckham to contact CVRD Director Jesse McClinton regarding a potential LOU/Protocol Agreement and invite to the next LTC meeting.</i>	Clare Frater Margot Thomaidis Renee Jamurat		In Progress

06-Feb-2024

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Thetis Island

06-Feb-2024

Activity	Responsibility	Dates	Status
1 Staff to refer the memorandum and briefings regarding Housing Statute Changes to British Columbia Legislation to the Advisory Planning Commission for information.	Chloe Straw Margot Thomaidis Sonja Zupanec	Target: 23-Feb-2024	In Progress

07-Mar-2024

Activity	Responsibility	Dates	Status
1 Staff to forward the Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as 'Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023' to the Minister of Municipal Affairs for approval.	Margot Thomaidis Nadine Mourao		In Progress
2 Staff to forward the Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as 'Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023', and proposed Bylaw No. 114, cited as 'Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023' to the Secretary of the Islands Trust for Executive Committee approval.			Completed



700 North Road, Gabriola Island, BC V0R 1X3
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Email northinfo@islandstrust.bc.ca
Web www.islandstrust.bc.ca

April 22, 2024

File No. TH-RZ-2022.1; TH-6410-03; 0110-20

Via email: Amber.1.MacDonald@gov.bc.ca

Addressee:
Amber MacDonald
Resource Manager, Aquaculture
Ministry of Water, Land and Resource Stewardship
142 – 2080 Labieux Rd
Nanaimo BC V9T 6J9

Dear Ms. MacDonald,

Re: Crown Land file 1414783

Thank you for your letter of March 27, 2024 in response to the Thetis Island Local Trust Committee's letter of November 20, 2023 to Minister Ralston, regarding Abrupt Shellfish Inc's rezoning application in the area of Preedy Harbour, Thetis Island.

Thank you for the extension until May 6, 2024 to provide us with time to prepare a response to your request for clarity in order to consider our concerns with respect of the application.

The Thetis Island Local Trust Committee (LTC) continues to support the motion passed in November 2023:

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.*

The LTC appreciates your remarks regarding marine debris and hazards to navigation and we are certainly aware that those concerns, in an operational context, should be directed to the agencies you have outlined in your letter. However, the potential environmental impact and the fact the proposed use is not compatible with upland zoning nor current public and community uses of the locally zoned marine area is still a concern.

As you have indicated in your letter *"The Minister recognizes Islands Trust's mandate as expressed through the Official Community Plan and corresponding Zoning Bylaws, and the importance of*

.../2

representing the views of those who live and work within the jurisdiction of the Thetis Island Local Trust Committee.” It is in this context that the LTC finds the Abrupt Shellfish Inc’s rezoning application incompatible with the local community expectations regarding the proposed industrial uses of the marine area. The proposed aquaculture operation is in a very visible, well used and highly appreciated area that is extremely valued for its natural and recreational values by residents and visitors alike. In addition, the proposed industrial uses could displace and disrupt common recreational and boating uses.

As you have pointed out, our *“concerns would seem to fall under Fisheries and Oceans Canada (DFO)’s mandate for the conservation and protection of fish and fish habitat, as outlined in the Fisheries Act”*. The LTC and the community do not find that this change of use is compatible with the *“Fisheries and Oceans Canada (DFO)’s mandate for the conservation and protection of fish and fish habitat”*. The staking, netting and liquefaction of the seafloor, which are methods used in the raising and harvesting of geoducks, in our opinion, do not protect fish habitat.

You also state that *“DFO issues aquaculture licences under the authority of the Pacific Aquaculture Regulations, which require licence holders to abide by conditions of licence which seek to protect against detriment to fish and fish habitat.”* and that *“DFO approved this application and licensed this facility in January 2020.”* The tentative approval was done prior to consideration of the LTC and community regarding the compatibility of these uses in the existing zone in the zoning bylaw. We encourage DFO to be clear with applicants that compliance with zoning bylaws is an integral part of the licence application approval process.

The Thetis Island community has been clear that aquaculture uses are not compatible with local uses particularly with upland zoning that is residential, institutional and recreational. The existing historic aquaculture uses are tolerated by the community, but the Thetis Island LTC holds that an expansion of operations into a zone that does permit this use is not acceptable.

The current zoning, as outlined in the [Thetis Island Land Use Bylaw No. 89](#), in the area being proposed for aquaculture operation is Water 4 (W-4). The principle permitted uses in the W-4 zone are:

- non-commercial boat or vessel anchorage
- docks, accessory to the residential use of an abutting upland lot
- swimming floats

With regards to your remarks that our concern about hazards to navigation is best addressed to *“Transport Canada (TC), who issued approvals under the Canadian Navigable Waters Act and associated Navigable Waters Works Regulations, in order to protect open waterways for transportation and recreation”* and that *“Transport Canada approved this application and issued approval for this facility in August 2019”* we wish to point out that this approval was done without consultation of the local community, and we suspect Transport Canada considered external information only provided by the applicant. The area concerned is highly utilized by recreational boaters to anchor throughout the year. The placement of netting on the seafloor could certainly be a hazard to navigation.

The Thetis Island LTC would like to add that a recent rezoning of an area adjacent to the proposed lease has been zoned to specifically exclude aquaculture. This further illustrates the community’s lack of support for such uses and any potential future expansion to other adjacent areas.

.../3

As stated in our November 20, 2023 letter the community has no interest in, or benefit from, the proposed commercial activities which would be conducted in close proximity to a populated residential area and potentially impact recreation and environmental values held dear by our community.

I ask you to consider the original remarks regarding our community's concerns and our Official Community Plan (OCP).

For clarity the community concerns are as follows:

1. The large scale nature of the proposed commercial infrastructure of underwater staking netting and anchors.
2. The potential negative impacts the proposed operation may have on environmental/ecological features, flora and fauna;
3. The potential negative impacts to the natural visual/scenic features of the area from the use of mooring buoys and navigational lights associated with the proposed operation;
4. The potential impacts to recreational boaters that frequent the area year round from the proposed operation;
5. Potential conflicts between the proposed operation with other recreational uses, and potential conflicts between the proposed operation and adjacent upland properties that are zoned recreational or residential or recreation marine uses;
6. Potential negative impacts from the operation to local marine and adjacent upland tourism, and the enjoyment of residential properties;
7. Conflict with Thetis Island Official Community Plan Policy 2.7 Mariculture and Sections 3, 4 and 5 of the Islands Trust Policy Statement.

It is important to note that the LTC is not down zoning the existing uses or asking for existing leases to be revoked in the area; however, the LTC does not accept: the expansion of use or change of species on existing leases or that new leases be provided.

The Thetis Island Local Trust Committee asks the Ministry of Land, Water and Resource Stewardship to respect this community and the Local Trust Committee's rejection of this rezoning application by denying issuance of the tenure for Crown Land File 1414783, which is subject to the use being in conformance with local bylaws.

The LTC would be happy to meet with you to discuss, if further clarification is required.

Sincerely,

Tobi Elliot
Chair, Thetis Island Local Trust Committee

cc: Thetis Island Local Trust Committee
David Travia, Executive Director, Fisheries, Aquaculture and Wild Salmon, Ministry of Water, Land and Resource Stewardship
Paula Mackay, Director of Authorizations, West Coast Region, Minister of Water, Land and Resource Stewardship
Islands Trust Executive Committee
Islands Trust Website



File: MF 378

March 21, 2024

Mark Watson & Ellen Watson
[Redacted]
[Redacted]

Dear landowner

RE: Removal of Land from the Managed Forest Program:

Council received notice that you recently purchased the following private managed forest land:

Folio	PID	Legal Description	Hectares
765-08618000	009-622-543	DISTRICT LOT 19, COWICHAN LAND DISTRICT, THETIS ISLAND	6.88

As the parcel does not meet the minimum size requirement of 25 hectares to remain in the managed forest program, the land is no longer private managed forest land subject to the *Private Managed Forest Land Act* and Regulations.

By way of a copy of this letter, Council advises the Islands Trust that the above parcel is no longer subject to the *Private Managed Forest Land Act* and Regulations.

By way of a copy of this letter, Council advises BC Assessment that the above parcel is no longer subject to a Management Commitment.

Sincerely,

Ann Donaldson
Executive Director

c BC Assessment
c Islands Trust



REQUEST FOR DECISION

To: Thetis Island LTC **For the Meeting of:** April 30, 2024
From: Trust Area Services **Date Prepared:** April 8, 2024
SUBJECT: 2023/24 ANNUAL REPORT – APPROVAL OF THETIS ISLANDS LTC SECTION

RECOMMENDATION: That the Thetis Island LTC approves the attached text for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

- 1 PURPOSE:** Committees are provided with their draft sections of the annual report for review and approval so that Trust Council is able to easily approve its annual report in June 2024 without further editing from staff or trustees at the Trust Council meeting.

BACKGROUND: Preparation of the Islands Trust Annual Report is undertaken by Trust Area Services Communications staff, reporting to the Executive Committee and consistent with Trust Council's [Annual Report Policy 6.10.1](#). The Executive Committee approved the format and outline of the 2023/24 Annual Report at its meeting on February 23, 2024. The Thetis Island Local Trust Committee annual report section also includes an introduction on the local trust area with information gathered from the Islands Trust website and Statistics Canada. The addition of this introduction is in line with the Islands Trust 50th anniversary activities as approved by Executive Committee on November 21, 2023.

2 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Under Trust Council's Policy, all LTCs and Council committees are expected to review and approve their sections at regular meetings in order to have the report approved by Trust Council at its June 2024 meeting.

FINANCIAL: None.

POLICY: No implications for existing policy

IMPLEMENTATION/COMMUNICATIONS: The process for development of the Annual Report is outlined in Trust Council's Annual Report policy 6.10.i. Once each committee has approved its section, staff will create a draft Annual Report for review by the Executive Committee and then Trust Council consideration of approval in June. Upon approval by Trust Council, staff will send the Annual Report to the Minister of Municipal Affairs and circulate it as indicated in Trust Council's policy.

FIRST NATIONS: Information about First Nations relations may be included within committee reports.

OTHER: None.

3 RELEVANT POLICY(S): Trust Council's Annual Report policy 6.10.i; *Islands Trust Act*

4 ATTACHMENT(S): Thetis Island LTC input to Annual Report (draft)

RESPONSE OPTIONS

Recommendation: That the Thetis Island LTC approves the attached text for inclusion in the 2023/24 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs.

Alternative: That the Thetis Island LTC approves the attached text for inclusion in the 2023/24 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Municipal Affairs.

Prepared By: Morgana van Niekerk, A/Communications Specialist

Reviewed By/Date: Renée Jamurat, Regional Planning Manager/April 15, 2024

Thetis Island Local Trust Committee

Thetis Island Local Trust Area includes over 20 associated islands including Thetis, Dunsmuir, Ladysmith Harbour, and Valdez Islands.

Thetis Island Local Trust Area is located within the territory of First Nations whose people have cared for these lands and waters since time immemorial.

Thetis Island is an ecologically diverse area, with numerous regions of ecological significance, both provincially and globally. It has several parks, and a number of other protected areas including Fairyslipper Forest Nature Reserve and Moore Hill Nature Reserve. Several islets are protected as Ecological Reserves to safeguard nesting seabirds. This area provides habitat for the fast flying Peregrine Falcons, which can fly up to 112 kilometres an hour in pursuit of prey.

(Statistics from the 2021 census, graphics that show change over time: total population (1971-2021) and percentage of private dwellings occupied by usual resident (1991 and 2021):

<https://islandstrust.bc.ca/document/thetis-island-lta-2021-census-profile/>

The Thetis Island Local Trust Committee (TH LTC) held five regular business meetings in the 2023/2024 fiscal year, as well as one Community Information Meeting, one Public Hearing, one special meeting, and two closed meetings.

Work for this period focused on advancing the TH LTC priorities of making amendments to the Land Use Bylaw and Official Community Plan to address marine and riparian area protection.

From April 1, 2023 to March 31, 2024, staff reviewed six building permit referrals and one Crown lease referral.



Applications

File Number	Applicant Name	Date Received	Purpose
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Planner:

Planning Status

Islands Trust
LTC EXP SUMMARY REPORT F2024
Invoices posted to Month ending February 2024

670 Thetis	Invoices posted to Month ending February 2024	<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	1,187.21	-874.21
65210-670	LTC - Local Exp - APC Meeting Expenses	333.00	121.87	211.13
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>1,309.08</u>	<u>-143.08</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. *Minor Project - 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. *Minor Project - Shoreline and Coastal Protection Community Consultation Project*

Responsible

Dates

Advocacy, communication.
Include a community discussion and dissemination of information.
*not yet initiated.

Rec'd: 04-Jun-2023

Future Projects Report

Thetis Island

1. <i>LUB</i>	Responsible	Date Received
N/A		30-Aug-2022
2. <i>Administrative</i>	Responsible	Date Received
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.		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

Future Projects Report

Thetis Island

6. OCP & LUB

Responsible

Date Received

30-Aug-2022

Possible Thetis OCP & LUB Amendments

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.
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