



Thetis Island Local Trust Committee Regular Meeting Agenda

Date: July 21, 2020
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. | TOWN HALL | 9:50 AM - 10:00 AM | |
| 5. | MINUTES | 10:00 AM - 10:05 AM | |
| | 5.1 Local Trust Committee Minutes dated June 2, 2020 - for Adoption | | 3 - 8 |
| | 5.2 Section 26 Resolutions-Without-Meeting - none | | |
| | 5.3 Advisory Planning Commission Minutes - none | | |
| 6. | BUSINESS ARISING FROM MINUTES | 10:05 AM - 10:20 AM | |
| | 6.1 Follow-up Action List dated July 14, 2020 | | 9 - 10 |
| 7. | APPLICATIONS AND REFERRALS - none | | |
| 8. | LOCAL TRUST COMMITTEE PROJECTS | 10:20 AM - 11:00 AM | |
| | 8.1 Thetis Island Riparian Areas Protection Regulation Implementation - Staff Report | | 11 - 37 |
| 9. | DELEGATIONS - none | | |

10.	CORRESPONDENCE	
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.	NEW BUSINESS	11:00 AM - 11:10 AM
11.1	Restaurant Expansion during COVID Emergency Response - Staff Report	38 - 38
12.	REPORTS	11:10 AM - 11:20 AM
12.1	Trust Conservancy Report dated May 26, 2020	39 - 40
12.2	Applications Report dated July 14, 2020	41 - 41
12.3	Trustee and Local Expense Report dated May, 2020	42 - 42
12.4	Adopted Policies and Standing Resolutions	43 - 45
12.5	Local Trust Committee Webpage	
13.	WORK PROGRAM	11:20 AM - 11:40 AM
13.1	Top Priorities Report dated July 14, 2020	46 - 46
13.2	Projects List Report dated July 14, 2020	47 - 50
14.	UPCOMING MEETINGS	
14.1	Next Regular Meeting Scheduled for Tuesday, September 29, 2020 at 9:30 am - Location to be determined	
15.	CLOSED MEETING	11:40 AM - 11:50 AM
15.1	Motion to Close the Meeting	
	<i>That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(d) and (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated February 11, 2020 and Bylaw Enforcement and that the recorder and staff attend the meeting.</i>	
15.2	Recall to Order	
15.3	Rise and Report	
16.	ADJOURNMENT	11:50 AM - 11:50 AM



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: June 2, 2020
Location: Electronic Meeting

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

Staff Present: Marnie Eggen, Island Planner
 Sarah Shugar, Recorder

Others Present: Lynne Smith, Cowichan Valley Regional District Area G Saltair / Gulf Islands
 Electoral Area Director
 Approximately Five members of the public

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 Patrick called the meeting to order at 9:32 am. She welcomed everyone to the first electronic meeting of the Thetis Island Local Trust Committee. She introduced herself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory.

2. APPROVAL OF AGENDA

By general consent, the agenda was adopted.

3. REPORTS

3.1 Trustee Reports

Trustee Luckham reported on the following:

- Attended several meetings regarding Islands Trust COVID-19 pandemic response;
- Has responded to many questions and concerns regarding the Abrupt Shellfish Inc. application;
- Has responded to many questions and concerns regarding the proposed Telus towers.

Trustee Fenton reported on the following:

- Attended meetings with the Rural Islands Economic Partnership;
- Attended an Islands Trust Conservancy meeting;
- Attended a Trust Programs Committee meeting regarding the Islands 2050 Public Engagement.

3.2 Chair's Report

Chair Patrick reported the next Trust Council meeting will be held by electronic meeting on June 16 and 17, 2020.

3.3 Electoral Area Director's Report

Cowichan Valley Regional District (CVRD) Electoral Area G Director Smith presented the following report:

- The Gulf Islands will see a CVRD 2020 property tax increase of \$0.09 per \$100,000 assessed value. The 2020 Thetis Island Wharf Budget and Thetis Island Board Launch Budget will remain the same as 2019. The Thetis Island Solid Waste and Recycling Budget will increase from \$73 to \$91 per parcel, an increase of \$18 per parcel.
- The Provincial Government has extended the property taxation penalty deadline to October 1, 2020.
- The Thetis Island Port Commission is making arrangements to have a conditional assessment of the Thetis Island Wharf completed in 2020.
- CVRD Garbage & Recycling Facilities: Peerless is now open 4 days a week: Wednesdays, Thursdays, Saturdays & Sundays and Bing Creek remains open with regular days and times;
- CVRD Building Permits: Please contact the CVRD Building Inspections and Enforcement Department at inspections@cvr.bc.ca. Please call or email the CVRD for additional conversations and online applications.
- CVRD Drinking Water & Watershed Protection: A Drinking Water and Watershed Protection Technical Advisory Team will be established. It will have about 23 members and Islands Trust will have a representative on the Team.
- CVRD Service Restoration Plan: Stage 1 mid May to Mid June, Stage 2 mid June to September. These restoration plans are in flux.
- A written report will be posted on the Thetis Island Local Trust Committee website.

There was a question regarding whether the CVRD building inspector is visiting Thetis Island.

Director Smith reported bylaw enforcement officers are only conducting outdoor inspections at this time. Please contact Bylaw Officer MacDonald for additional information regarding inspections and or bylaw complaints.

4. TOWN HALL

Chair Patrick introduced the Town Hall portion of the Agenda. There were no speakers in the town hall portion of the meeting.

5. MINUTES

5.1 Local Trust Committee Minutes dated November 19, 2019 - None

5.2 Section 26 Resolutions-Without-Meeting Report dated May 26, 2020

The report was received.

5.3 Advisory Planning Commission Draft Minutes - None

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated May 26, 2020

Received.

7. APPLICATIONS AND REFERRALS

7.1 TH-RZ-2020.1 (Panacui - Abrupt Shellfish Inc.) – Staff Report

Planner Eggen presented a staff report dated April 8, 2020 regarding an application to rezone approximately 14 hectares of the marine area from W-4 to allow sub tidal geoduck aquaculture. Planner Eggen reported the applicant advised he was not able to attend the meeting, however, his wife was in attendance.

Discussion ensued and the following comments were noted:

- Concern was expressed that the application does not acknowledge the concerns that were raised at the community meeting held by the applicant in February 2020;
- It was noted that Penelakut Fisheries Manager Ken Thomas attended the community meeting and that Penelakut Band Manager Jim Chisholm indicated the Penelakut Band does not support the application.
- Concern was expressed that Transport Canada has not recognized the importance of the area for transportation/navigation and recreation marine use including the annual Thetis Island Regatta and that Preedy Harbour is a vessel anchorage area;
- Concerns were expressed regarding the proposed predator netting;
- It was noted the area has significant heritage value as it is a central area for First Nation activity;
- Concerns were expressed regarding potential marine debris.

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

7.2 TH-OTH-2019.1 and TH-OTH-2018.1 (Telus)

Planner Eggen presented a verbal update regarding applications TH-OTH-2019.1 and TH-OTH-2018.1 (Telus). She reported Telus Communications has informed the Local Trust Committee by email that Telus is planning to move forward with the construction of the 22-metre tower proposal at 61 Pilkey Point Road, file number TH-OTH-2018.1 and that there is no further update on the proposed 50-metre tower proposal at 155 Pilkey Point Road. She noted that in response to the information, the Thetis Local Trust Committee passed a resolution without meeting rescinding their 2018 decision to concur with the 22-metre tower due to new information becoming available and that Telus must consult with Penelakut Tribe. It was noted staff would email a status update to the Penelakut Tribe.

7.3 Salt Spring Island Local Trust Committee Referral - Request for Response regarding Bylaw No. 520

The Salt Spring Island Bylaw No. 520 Referral was received.

TH-2020-014

It was **MOVED** and **SECONDED**,

that the Thetis Island Local Trust Committee indicate that their interests regarding Salt Spring Island Bylaw No. 520 are not affected.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS - None

9. DELEGATIONS - None

10. CORRESPONDENCE - None

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

11. NEW BUSINESS

11.1 2019-2020 Annual Report - Memorandum

A memorandum dated June 2, 2020 regarding the 2019-2020 Annual Report was presented.

TH-2020-015

It was **MOVED** and **SECONDED**,

that the Thetis Island Local Trust Committee amend recommended text in the memorandum dated June 2, 2020 as follows: replace "Work for this period focused on advancing the Thetis Island Local Trust Committee priorities to address private moorage regulations for Ruxton Island and to implement the Riparian Areas Protection Regulation on Thetis Island." with "Work for this period focused on advancing the Thetis Island Local Trust Committee priorities to address private moorage regulations and shoreline protection for Ruxton Island and to implement the Riparian Areas Protection Regulation on Thetis Island."

CARRIED

TH-2020-016

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee endorse the following text as amended for inclusion in the 2019-2020 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

The Thetis Island Local Trust Committee held five regular business meetings, one special meeting and one public hearing in the 2019/20 fiscal year.

Work for this period focused on advancing the Thetis Island Local Trust Committee priorities to address private moorage regulations for Ruxton Island and to implement the Riparian Areas Protection Regulation on Thetis Island. In order to implement private moorage regulations on Ruxton Island, the Thetis Island Local Trust Committee adopted Bylaw No. 103.

The Thetis Island Local Trust Committee also adopted a standing resolution stating its intent to engage in reconciliation by honouring the Truth and Reconciliation Commission Calls to Action and the United Nations Declaration on the Rights of Indigenous Peoples as well as its intent to work with First Nations governments on implementing actions that support reconciliation and maintain relationships based on respect and recognition.

The Thetis Island Local Trust Committee received and considered one rezoning application. Staff also reviewed and processed two subdivision referrals, three building permit referrals, and two crown land referrals within the Thetis Island Local Trust Area.

The Thetis Island Local Trust Committee also considered a referral from the federal Ministry of Innovation, Science and Economic Development Canada for a second proposal from Telus for a telecommunications tower on Thetis Island.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report dated February, 2020

Received.

12.2 Applications Report dated May 26, 2020

Received.

12.3 Trustee and Local Expense Report dated February, 2020

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

13. WORK PROGRAM

13.1 Top Priorities Report dated May 26, 2020

Received.

13.2 Projects List Report dated May 26, 2020

TH-2020-017

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to review the Projects List to ensure accuracy of the intentions of the Local Trust Committee.

CARRIED

14. CLOSED MEETING - None

15. UPCOMING MEETINGS

The next Regular Meeting is scheduled for Tuesday, July 21, 2020. The time and location are to be determined. Please check the website at www.islandstrust.bc.ca for details regarding this meeting.

16. ADJOURNMENT

By general consent the meeting was adjourned at 10:56 a.m.

Laura Patrick, Chair

Certified Correct:

Sarah Shugar, Recorder



Follow Up Action Report

Thetis Island

20-Aug-2019

Activity	Responsibility	Dates	Status
1 Staff to prepare draft bylaws for the RAR Implementation Project.	Becky McErlean Marnie Eggen		In Progress
2 Staff to draft a letter for the Chair's signature to ISED for their comment on the Safety Code 6 2013 review and incorporation of UNDRIP principles in telecommunications consultation.cc: local First Nations	Marnie Eggen		In Progress

11-Feb-2020

Activity	Responsibility	Dates	Status
1 Staff to inquire with the CVRD about their OCP review and how Thetis Island will be included in the review.	Marnie Eggen		Completed

02-Jun-2020

Activity	Responsibility	Dates	Status
1 Staff to advise the applicant of TH-RZ-2020.1 that their application was denied, that their application file will be closed, that they will be issued an application refund in accordance with Islands Trust Policy Manual, Section 7.2.iv Application Fee Refunds.	Marnie Eggen Penny Hawley		Completed
2 Staff to advise the Ministry of Forests, Lands and Natural Resources and Rural Development that application TH-RZ-2020.1 was denied.	Marnie Eggen		Completed

Follow Up Action Report

Thetis Island

02-Jun-2020

Activity	Responsibility	Dates	Status
3 Staff to advise of amended endorsed text for inclusion in the 2019-2020 Annual Report.	Marnie Eggen		Completed
4 Staff to advise that the Thetis LTC's interests are unaffected with respect to Salt Spring LTC's proposed Bylaw No. 520.	Marnie Eggen		Completed
5 Staff to review the LTC's Projects Report and clarify/simplify items to better reflect the LTC's intentions.	Marnie Eggen		Completed

File No.: 6500-20
Riparian Areas Protection
Regulation Implementation

DATE OF MEETING: July 21, 2020
TO: Thetis Island Local Trust Committee
FROM: Marnie Eggen, Island Planner
Northern Team
COPY: Heather Kauer, Regional Planning Manager
SUBJECT: Thetis Island Riparian Areas Protection Regulation Implementation

RECOMMENDATION

1. That the Thetis Island Local Trust Committee Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” be read a first time;
2. That the Thetis Island Local Trust Committee Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” be read a first time;
3. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.
4. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.
5. That the Thetis Island Local Trust Committee request staff to refer Bylaw Nos. 108 and 109 to the following First Nations, Local Governments and agencies for comment:
 - a) First Nations:

Halalt First Nation, Lake Cowichan First Nation, Stz’uminus First Nation, Penelakut Tribe, Lyackson First Nation, Cowichan Tribes, Semiahmoo First Nation;
 - b) 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, Lands, Natural Resource Operations and Rural Development, Ministry of Transportation and Infrastructure, Fisheries and Oceans Canada;
6. That the Thetis Island Local Trust Committee endorse the draft amended project charter dated July 21, 2020.

REPORT SUMMARY

This report delivers draft Bylaw Nos. 108 and 109, and recommends that the bylaws receive first reading and be referred to agencies and First Nations for comment. The purpose of these bylaws is to create a new Development Permit Area (DPA) No. 1: Riparian Areas applicable to Ralston Creek to bring in protection measures in accordance with the *Riparian Areas Protection Regulation* (RAPR), formerly *Riparian Areas Regulation* (RAR).

BACKGROUND

Thetis Island Riparian Areas Protection Regulation Implementation is a top priority project of the Thetis LTC. The LTC has directed staff to develop draft bylaws to create a Development Permit Area for the purposes of implementing the RAPR. Reports and associated information for the project are available on the Islands Trust website, under [Projects and Initiatives](#).

ANALYSIS

Policy/Regulatory

Issues and Opportunities

The following issues and opportunities are for LTC consideration:

- 2019 Amendments to Riparian Areas [Protection] Regulation (RAPR)
- Summary of Draft Bylaw Nos. 108 (OCP) and 109 (LUB)
- Bylaws Consistent with Islands Trust Policy Statement
- Amended Project Charter

2019 Amendments to Riparian Areas [Protection] Regulation (RAPR)

The [Riparian Areas Protection Regulation](#) (formerly Riparian Areas Regulation (RAR)) was amended and came into force November 1, 2019. The amended Regulation continues to require local governments to protect riparian areas during residential, commercial, and industrial development by ensuring that a Qualified Environmental Professional (QEP) conducts a science-based assessment of proposed activities.

Key [amendments](#) include improvements that support local governments in their delivery of the regulation, such as improved oversight for the ministry, mandatory training for Qualified Environmental Professionals (QEPs), and additional rigor in the application of regulatory standards. Elements that remain unchanged:

- fundamental requirements under the RAPR for local governments, applicants and QEPs remain;
- assessment methodology, reporting requirements (notification) and review standards remain;
- features, functions and conditions that contribute to fish habitat remain;
- the option for Fisheries and Oceans Canada (DFO) authorization is retained.

Other changes include revisions to important RAPR terms and concepts. In order to be consistent with the RAPR, the draft bylaw amendments incorporate language that is consistent with RAPR. Staff recommend referring the

bylaw amendments to the Ministry of Forests, Lands, and Natural Resource Operations and Rural Development to confirm consistency with RAPR.

Draft Bylaw Nos. 108 (OCP) and 109 (LUB)

The draft bylaw language is drawn from other Local Trust Area OCPs and LUBs that have implemented Riparian Area Development Permit Areas, the development of which included multiple vetting by QEPs and Ministry staff.

Draft Bylaw No. 108 (Attachment 1), if adopted, would introduce new Development Permit Area No. 1: Riparian Areas in the OCP by:

- delineating a “designated area” of applicability along Ralston Creek in accordance with RAPR and adding a new schedule to illustrate the designated area;
- adding a “Justification” section that outlines the importance of protecting streams, lakes/ponds and wetlands and their associated riparian areas, which have been identified as potential fish habitat;
- making minor text amendments to reflect legislative changes to RAPR and to update *Local Government Act* references; and
- by updating the Development Approval Information section to include the new development permit area.

Draft Bylaw No. 109 (Attachment 2), if adopted, would introduce a new Part 11 Development Permit Area Guidelines in the LUB by:

- adding a definition section that stipulates that the terms used in the Development Permit Area section of the LUB that are defined in RAPR have the same meaning as those used in the Regulation;
- adding an applicability section that describes the activities that shall require a development permit;
- adding an exempted activities section that lists the activities that are exempt from any requirement for a development permit;
- adding a section that sets out the guidelines that must be met before any development activities can take place, including subdivision.

Bylaws Consistent with Islands Trust Policy Statement

Planning staff have reviewed the draft bylaws against the Islands Trust Policy Statement Directives Only Checklist and concluded that Draft Bylaw Nos. 108 and 109 as written are not contrary to or at variance with the ITPS (Attachment 5).

Amended Project Charter

The charter is updated with RAPR terminology, an amended timeline and work plan, and is found in Attachment 4.

Consultation and Statutory Requirements

In accordance with the RAPR, implementation of it by a local government is quite prescriptive in nature, and allows relatively less of a degree of public consultation than would otherwise be considered for a project initiated by the Thetis Local Trust Committee. As such, staff maintain that consultation for this project would be categorized on the Spectrum of Public Participation by the International Association of Public Participation in the Inform and Consult columns (Figure 1).

Figure 1



developed by the international association for public participation

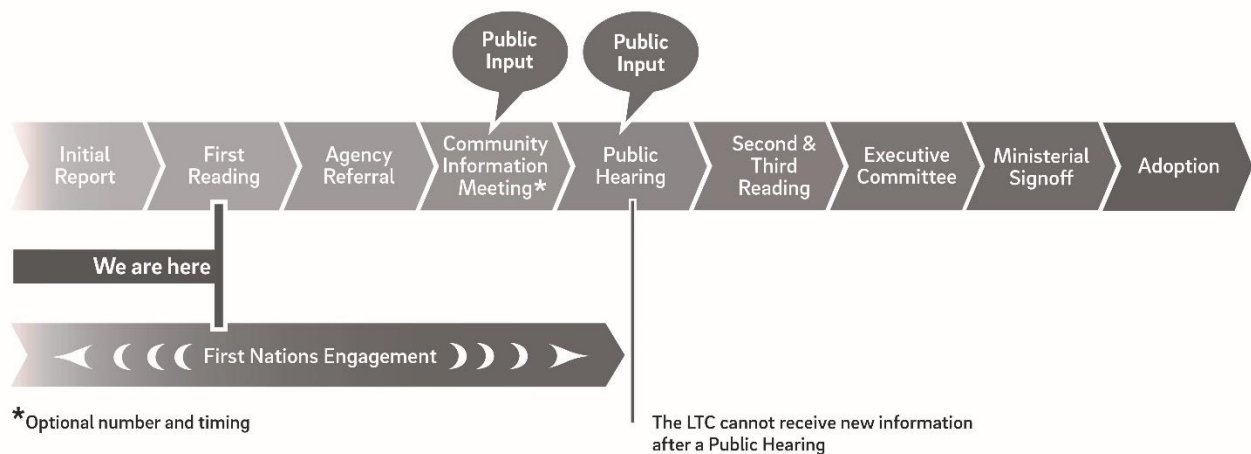
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Staff recommend consultation and statutory requirements be accomplished through the following:

- Establish at the outset of the project, an online community resource for Riparian Areas Protection Regulation (RAPR) and Riparian Areas Protection Regulation Implementation Project, available during the life of the project, on the Islands Trust website, under [Projects and Initiatives](#) (resource page established).
- As this project proposes an amendment to the Official Community Plan, the LTC is required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. Following first reading of the bylaws, staff recommend referrals to First Nations and agencies as detailed in the recommendations on page 1 of this report. The LTC should consider if it wishes to undertake additional consultation in addition to that identified in the staff recommendation and direct staff accordingly.
- Preparation of a plain language guide to proposed bylaws and distributed ahead of holding a community information meeting and public hearing.
- At the time of bylaw adoption, preparation and distribution of a plain language guide to the new Development Permit Area No. 1: Riparian Areas.

Timeline

The bylaws would be processed according to the timeline that follows should the LTC concur with staff's recommendation for public consultation:



Protocols

Trust Fund Conservancy

In accordance with the [Memorandum of Agreement](#) between the Thetis Island Local Trust Committee and the Trust Fund [Conservancy] (ITC) and with the Islands Trust Conservancy Board [Policy 3.1](#), bylaw amendments should be referred to the ITC because the draft development permit area directly affects an ITC conservation covenant.

Lyackson First Nation

In accordance with the [Protocol For Cooperation](#) in Thetis Island Local Trust Area and Lyackson Traditional Territory bylaw amendments should be referred to the Lyackson First Nation as a part of the bylaw referrals.

Rationale for Recommendation

Draft bylaws have been prepared to amend the OCP and LUB in order to implement Riparian Areas Protection Regulation. Staff recommend first reading of both bylaws in order to advance the project. The staff recommendations are found on page 1 of this report.

ALTERNATIVES

1. Request Amendments to the Project Charter

The LTC may request further changes to the Project Charter. If significant changes are made to the charter as presented, staff will need to bring back a revised timeline, workplan overview and budget for review. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee amend the Thetis Island Riparian Areas Regulation Implementation Project Charter v. 1.0 by [insert changes] and endorse the Project Charter as amended.

NEXT STEPS

Should the LTC concur with the staff recommendations, referrals will be sent out requesting a response within 60 days of the date on the referral. Additionally, staff will prepare a draft plain language guide to proposed amendments for LTC consideration at a future LTC meeting.

Submitted By:	Marnie Eggen, RPP, MCIP Island Planner	July 13, 2020
Concurrence:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	July 13, 2020

ATTACHMENTS

1. Draft Bylaw No. 108 (OCP)
2. Draft Bylaw No. 109 (LUB)
3. Current Project Charter
4. Draft Amended Project Charter
5. Islands Trust Policy Statement Directives Only Checklist

DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 108

A BYLAW TO AMEND THETIS ISLAND OFFICIAL COMMUNITY PLAN BYLAW, 2011

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. Citation
This bylaw may be cited for all purposes as “Thetis Island Official Community Plan, 2011, Amendment No. 1, 2020”.
2. Thetis Island Local Trust Committee Bylaw No. 88, cited as “Thetis Island Official Community Plan Bylaw, 2011,” is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 202X

PUBLIC HEARING HELD THIS _____ DAY OF _____, 202X

READ A SECOND TIME THIS _____ DAY OF _____, 202X

READ A THIRD TIME THIS _____ DAY OF _____, 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202X

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

_____ DAY OF _____, 202X

ADOPTED THIS _____ DAY OF _____, 202X

Chair

Secretary

THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 108
Schedule "1"

1. Page i of Thetis Island Official Community Plan Bylaw, 2011 is amended as follows:
 - 1.1 Section "3" is amended by inserting "I" after "H".
 - 1.2 Section "4" is amended by adding "Schedule "I" – Development Permit Area" after "Schedule "H" – Shoreline Classification".
2. **SCHEDULE A – POLICY DOCUMENT** is amended as follows:
 - 2.1 **SECTION 4 – NATURAL AND HERITAGE RESOURCES**, subsection 4.1 NATURAL RESOURCES, NATURAL RESOURCES POLICIES, Surface Water Resources Policies, 8 is amended by replacing "Schedule I which are applicable to the Riparian Areas Regulation of the Fish Protection Act." with "Schedule G, including those applicable to the provincial *Riparian Areas Protection Regulation* of the *Riparian Areas Protection Act*."
 - 2.2 **SECTION 6 – DEVELOPMENT PERMIT AREAS AND TEMPORARY USE PERMITS**, subsection 6.1 DEVELOPMENT PERMIT AREAS, Background is amended by replacing "Section 919.1" with "Section 488".
 - 2.3 **SECTION 6 – DEVELOPMENT PERMIT AREAS AND TEMPORARY USE PERMITS**, subsection 6.1 DEVELOPMENT PERMIT AREAS is amended by adding the following after "Development Permit Area Policy 1...":

"Development Permit Designations

1. Development Permit Area No. 1: Riparian Areas

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

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

Location

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

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

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

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

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

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

Justification

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

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

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

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

Furthermore, the *Riparian Areas Protection Act*, requires that local governments establish regulations to protect riparian areas. This designation is intended to protect riparian areas

from development so that the areas can provide natural features, functions and conditions that support fish life processes.

The objectives of this designation are:

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

2.4 **SECTION 6 – DEVELOPMENT PERMIT AREAS AND TEMPORARY USE PERMITS**, subsection 6.3 DEVELOPMENT APPROVAL INFORMATION, 6.3.1 Circumstances is amended by inserting “a) development permit areas;” after “Applicants for:” and renumbering subsequent listings to affect the change.

2.5 **SECTION 6 – DEVELOPMENT PERMIT AREAS AND TEMPORARY USE PERMITS**, subsection 6.3 DEVELOPMENT APPROVAL INFORMATION, 6.3.1 Circumstances is amended by replacing “pursuant to a development approval information bylaw adopted under section 920.01 of the *Local Government Act*” with “pursuant to section 487 of the *Local Government Act*”.

2.6 **SECTION 6 – DEVELOPMENT PERMIT AREAS AND TEMPORARY USE PERMITS**, subsection 6.3 DEVELOPMENT APPROVAL INFORMATION, 6.3.2 Special Conditions is amended by inserting the following before “1. Temporary use permits...” and renumbering subsequent listings to affect the change:

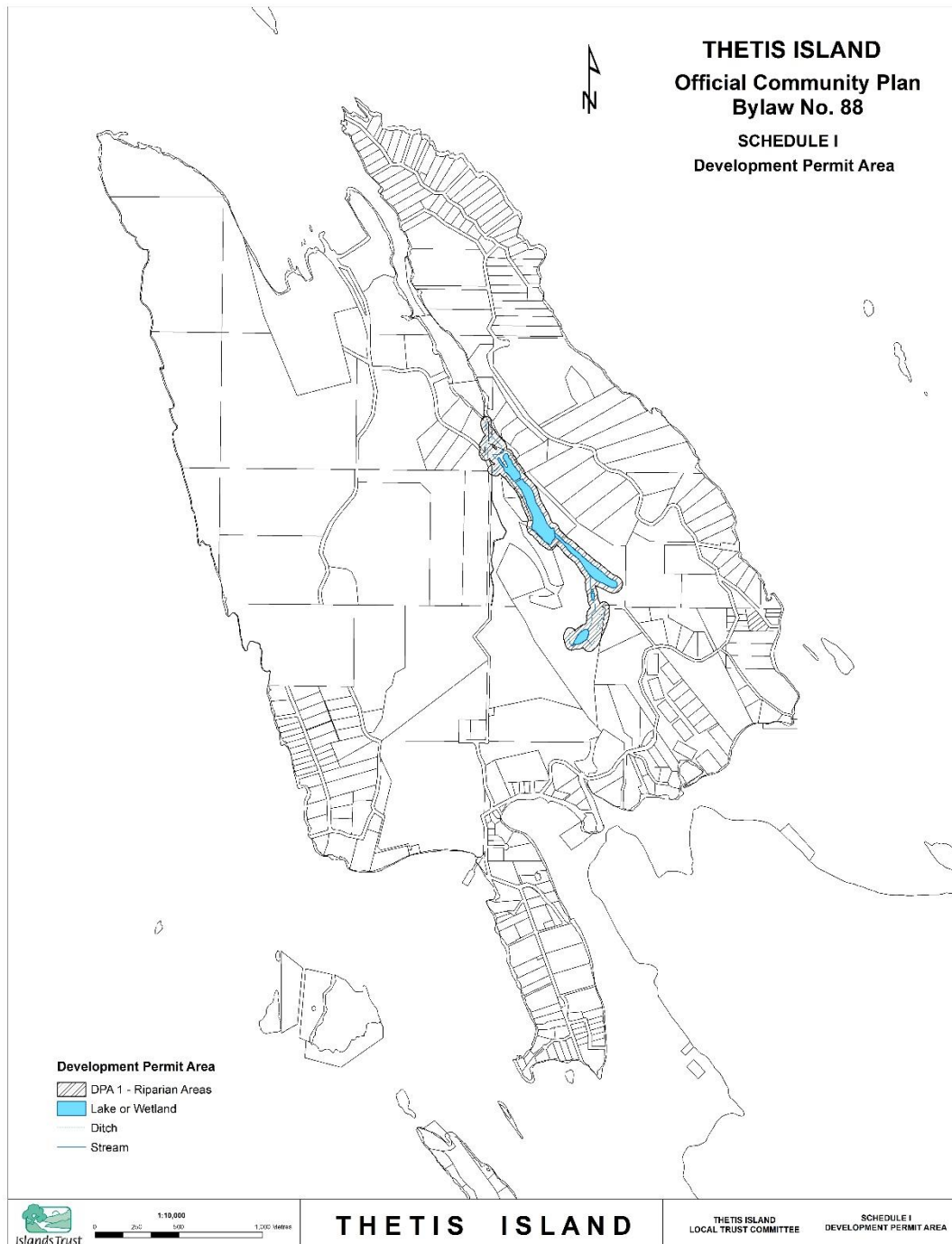
“1. Development Permit Area 1 is designated as an area for which development approval information may be required as authorized by Section 485 of the *Local Government Act*. Development approval information in the form of a report submitted by a Qualified Environmental Professional (QEP) may be required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

THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 108
Schedule "2"

1. Thetis Island Local Trust Committee Bylaw No. 88, cited as "Thetis Island Official Community Plan Bylaw, 2011," is amended by adding "Schedule "I" – Development Permit Area" as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "A" of Bylaw No. 88 as are required to effect this change.

**THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 108**

Plan No. 1



DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 109

A BYLAW TO AMEND THETIS ISLAND LAND USE BYLAW, 2011

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. Citation
This bylaw may be cited for all purposes as “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2020”.
2. Thetis Island Local Trust Committee Bylaw No. 89, cited as “Thetis Island Land Use Bylaw, 2011,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 202X

PUBLIC HEARING HELD THIS _____ DAY OF _____, 202X

READ A SECOND TIME THIS _____ DAY OF _____, 202X

READ A THIRD TIME THIS _____ DAY OF _____, 202X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

_____ DAY OF _____, 202X

ADOPTED THIS _____ DAY OF _____, 202X

Chair

Secretary

DRAFT BYLAW NO. 109 (LUB)

THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 109
Schedule “1”

1. Schedule “A” of Thetis Island Land Use Bylaw No. 89, 2011 is amended as follows:

1.1 **PART 1. ADMINISTRATION**, 1.1 DEFINITIONS, is amended by adding the following definition in alphabetical order:

“*watercourse* means a creek, pond, lake, river, stream, or brook, whether usually containing water or not and any spring or wetland that is integral to a watercourse.”

1.2 Add a new **PART 11. DEVELOPMENT PERMIT AREA GUIDELINES** immediately following “**PART 10. WATER ZONES**” as follows and renumber subsequent parts chronologically:

“PART 11. DEVELOPMENT PERMIT AREA GUIDELINES

11.1 Development Permit Area No. 1 – Riparian Areas

11.1.1 Definitions

Unless otherwise defined in this bylaw, Terms used in Section 11.1 that are defined in the *Riparian Areas Protection Regulation (RAPR)* of the *Riparian Areas Protection Act* have the same meaning as the definition given in the Regulation (e.g. stream, stream boundary, area of human disturbance), as it may be amended from time to time. Italicized terms (other than legislation) are defined in this bylaw.

11.1.2 Applicability

The following activities shall require a development permit whenever they occur within the Development Permit Area (DPA), unless specifically exempted under Subsection 11.1.3:

- (a) The addition, removal or alteration of soil, vegetation or *building* or other *structure*;
- (b) Creation of non-structural, impervious or semi-impervious surfaces;
- (c) Without limiting paragraph (a), the addition, removal or alteration of works and services described in section 506 (1) [*subdivision servicing requirements*] of the *Local Government Act*;
- (d) Subdivision as defined in section 455 of the *Local Government Act*;
- (e) Application of artificial fertilizer, pesticides or herbicides;
- (f) Any other development, as that term is defined under the *Riparian Areas Protection Regulation*.

11.1.3 Exempted Activities

The following activities are exempt from any requirement for a development permit in Development Permit Area No. 1:

- (a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- (b) work authorized by Fisheries and Oceans Canada under section 35 of the *Fisheries Act*;
- (c) repairs or other non-structural alterations or additions to a pre-existing *building* or other *structure* to the extent that it remains on its existing foundation and does not alter, extend or otherwise increase the footprint, and that it is not damaged or destroyed to the extent described in section 532 of the *Local Government Act*;
- (d) the maintenance of an area of human disturbance, other than a *building* or other *structure*, if the area is not extended and the type of disturbance is not changed and does not involve the application of artificial fertilizer, pesticides or herbicides;
- (e) repair or replacement of a septic field within the same area of land as the existing septic field;
- (f) the removal of trees that have been examined by an International Society of Arboriculture Certified Arborist and certified in writing to pose a threat to life or property;
- (g) manual removal of invasive species and manual planting of native vegetation in accordance with a restoration plan prepared by Qualified Environmental Professional;
- (h) pruning of not more than two trees in one growing season which does not involve the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- (i) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - (i) emergency actions for flood-protection and erosion protection;
 - (ii) clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow;
 - (iii) repairs to bridges and safety fences carried out in accordance with the *Water Act*; and
 - (iv) creation of a fire break in accordance with the *Wildfire Act*;
- (j) The construction of a trail if all of the following apply:
 - (i) The trail is 1 metre wide or less;
 - (ii) No trees are removed;
 - (iii) The surface of the trail is pervious;
 - (iv) The trail is designed and constructed to prevent soil erosion where slopes occur; and

- (v) Where the trail parallels the stream, the trail is more than 5 metres away from the stream boundary;

11.1.4 Guidelines

Prior to undertaking any non-exempt development activities within the Development Permit Area No. 1, an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- (a) Applications for development permits must include an assessment report prepared by a Qualified Environmental Professional (QEP) in accordance with the assessment methods described in the *Riparian Areas Protection Regulation* (RAPR) and submitted to the responsible BC ministry. The report must include the QEP's recommendations regarding development approval conditions including the monitoring of development activities and subsequent reporting by the QEP to the applicant and the Local Trust Committee.
- (b) Applications for development permits received after site works are complete should include a condition and impact assessment report prepared by a QEP in accordance with *Professional Practice Guidelines – Legislated Riparian Assessments in BC* and the *Riparian Areas Regulation Assessment Methods*, as they may be amended from time to time.
- (c) In general, all development in this Development Permit Area should be undertaken in a manner that restores or maintains the proper function and condition of the riparian area, water bodies and ecosystems. Where a QEP has, as part of the assessment report or condition and impact assessment report, made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, or monitoring and reporting, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the restoration and/or protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the QEP's report.
- (d) The development permit should not allow any development activities to take place within any Streamside Protection and Enhancement Area (SPEA) identified in the QEP's report and the owner should be required to follow any measures identified by the QEP for protecting the SPEA over the long term, which measures should be included as conditions of the development permit.
- (e) Where a QEP report describes an area within the DPA as suitable for development, the development permit should only allow the development to occur in that area.

- (f) If the nature of the proposed project within the DPA changes after the assessment report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update the assessment at the applicant's expense and development permit conditions may be amended accordingly.
- (g) The Local Trust Committee may consider variances to the subdivision, siting or size regulations of this Bylaw where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in accordance with the recommendations in the QEP's report.
- (h) Land should not be subdivided so as to create new parcel boundaries intersecting or within 30 m of the stream boundary, unless the parcel boundary is being created for an ecological reserve under the *Ecological Reserve Act* for dedication to the Crown, or the subdivision complies with the recommendations of a QEP.
- (i) A development permit may designate areas of land within a subdivision that must remain free of development in accordance with the recommendations of a QEP.
- (j) No subdivision plan should indicate the dedication or construction of a highway, driveway, access route or utility corridor of any kind within 30 metres of a stream, except in accordance with the recommendations of a QEP.
- (k) No subdivision plan should be designed in such a way that activities described in 11.1.2 would be likely to occur within 30 metres of the stream boundary, unless the development will comply with the recommendations of the QEP who assessed the impact of the subdivision on the riparian area. In such situations, the development permit may stipulate the extent of the area in which development may occur, in accordance with the QEP's report.

Thetis Island Riparian Areas Regulation Implementation — Project Charter v.1

Thetis Island Local Trust Committee

Date: August 20, 2019

Purpose: The Thetis Island Local Trust Committee seeks to bring Thetis Island into compliance with the provincial Riparian Area Regulations (RAR).

Background: As a part of the Islands Trust Strategic Plan—2014-2018, and Objective 1.3: Protect fish habitat by implementing Riparian Areas Regulation, Trust Council identifies that the Thetis Local Trust Committee should adopt new bylaws to implement RAR on Thetis Island.

Objectives

- Improve the protection of Thetis Island “streams” as defined by the RAR.
- Become compliant with the RAR through establishing a RAR development permit area.

In Scope

- Designate a RAR Development Permit Area in the Thetis Island Official Community Plan (OCP) for Ralston Creek.
- Establish effective development permit guidelines for the protection of Ralston Creek as a RAR stream.
- Coordinate with the Cowichan Valley Regional District to ensure a link with the building permit application process.
- Coordinate with provincial staff responsible for RAR.

Out of Scope

- Implementation of RAR by restrictive covenant.
- Implementation of RAR by establishing SPEAs.

Workplan Overview

Deliverable/Milestone	Date
LTC endorsement of Project Charter	August 2019
Development of preliminary draft bylaws (and legal review) & on line community information resources	Fall-Winter 2019/20
LTC consideration of first reading & bylaw referrals to First Nations and Agencies, preparation of draft guide to proposed amendments	Winter 2020
LTC consideration of referral responses	Spring 2020
Community Information Meeting & Public Hearing	Summer 2020
Second reading of proposed bylaws & Executive Committee approval	Summer-Fall 2020
Ministerial approval and adoption of bylaw amendments	Winter 2020/21

Project Team

Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Planner 1/ Planner 2 / Communications	Planning/Communications Support
Legislative Clerk	Admin Support

Budget

Budget Sources: LPS RAR Project		
Fiscal	Item	Cost
2019-20	Legal review	3000
2020-21	CIM, Public Hearing Notice	2000
	Total	\$5,000

RPM Approval:

Date:

LTC Endorsement/Amendments:

Date: Aug. 20/19

Thetis Island Riparian Areas Protection Regulation Implementation — Project Charter

Thetis Island Local Trust Committee

Date: July 21, 2020

Purpose: The Thetis Island Local Trust Committee seeks to bring Thetis Island into compliance with the provincial Riparian Area Protection Regulations (RAPR).

Background: Thetis Official Community Plan Surface Water Resource Policy 8: The Local Trust Committee should adopt a development permit area or establish setbacks to regulate development within 30 metres of the streams identified in Schedule I which are applicable to the *Riparian Areas Regulation* [Riparian Areas Protection Regulation] of the *Fish Protection Act* [Riparian Areas Protection Act]. Local governments are required to include in their zoning and land use bylaws riparian area protection provisions in accordance with RAPR that meet or exceed it.

Objectives

- Improve the protection of Thetis Island “streams” as defined by the RAPR.
- Become compliant with the RAPR through establishing a RAPR development permit area.

In Scope

- Designate a RAPR Development Permit Area in the Thetis Island Official Community Plan (OCP) for Ralston Creek.
- Establish effective development permit guidelines for the protection of Ralston Creek as a RAPR stream.
- Coordinate with the Cowichan Valley Regional District to ensure a link with the building permit application process.
- Coordinate with provincial staff responsible for RAPR.

Out of Scope

- Implementation of RAPR by restrictive covenant.
- Implementation of RAPR by establishing SPEAs.

Workplan Overview

Deliverable/Milestone	Date
LTC endorsement of Project Charter	August 2019
Establish on line community resource for RAPR and project information (established & ongoing)	Winter 2019/2020
LTC consideration of first reading & bylaw referrals to First Nations and Agencies, preparation of draft plain language guide to proposed amendments	Summer 2020
LTC consideration of referral responses, distribution of plain language guide to proposed amendments	Fall 2020
Community Information Meeting & Public Hearing	Winter 2020/2021
Second reading of proposed bylaws & Executive Committee approval	Winter 2020/2021
Ministerial approval and adoption of bylaw amendments, development and distribution of plain language guide to new RAPR DPA	Spring 2021

Project Team

Island Planner	Project Manager
Regional Planning Manager	Project Sponsor
Planner 1/2 / Communications staff	Planning/Comm. Support
Legislative Clerk	Admin Support

Budget

Budget Sources: LPS RAPR Project		
Fiscal	Item	Cost
2020-21	Legal review (discretionary)	3,000
2020-21	CIM, Public Hearing Notice	2,000
	Total	\$5,000

RPM Approval:

Date:

LTC Endorsement/Amendments:

Aug. 20/19 (TH-2019-054)



ISLANDS TRUST POLICY STATEMENT DIRECTIVES ONLY CHECKLIST

File No.: 6500-20 - Bylaw No. 108 (OCP)

File Name: Riparian Areas Protection
Regulation

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.
✓	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.
✓	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
✓	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
N/A	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.
N/A	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.
CONSISTENT	No.	DIRECTIVE POLICY
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
N/A	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
N/A	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
N/A	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
N/A	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.
N/A	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
N/A	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 - Bylaw No. 109 (LUB)
File Name: Riparian Areas Protection
Regulation

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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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 a 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.
✓	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.
✓	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
✓	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
N/A	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.
N/A	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.
CONSISTENT	No.	DIRECTIVE POLICY
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
N/A	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
N/A	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
N/A	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
N/A	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.
N/A	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
N/A	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>

File No.: 3400-20 (Referrals-General)

DATE OF MEETING: July 21, 2020

TO: Thetis Island Local Trust Committee

FROM: Heather Kauer, Regional Planning Manager
Northern Team

SUBJECT: Restaurant Expansion During COVID Emergency Response

RECOMMENDATION

1. That the Thetis Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Thetis Island Local Trust Area.

DISCUSSION

In order to allow for the Temporary Service Area expansion of establishments that serve alcohol during the COVID related Phased reopening periods, the LTC is asked to provide a “blanket” approval in the form of a resolution for all such legally established businesses that would signal local approval to the B.C. Liquor and Cannabis Regulation Branch. This would allow such establishments to simply provide a copy of the approved resolution to the LCRB rather than appealing to the LTC for each, individual approval.

Submitted By:	Heather Kauer, RPP, MCIP, AICP Regional Planning Manager	July 8, 2020
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ATTACHMENT

None



Islands Trust Conservancy Report to Local Trust Committees and Bowen Island Municipality May, 26 2020

Islands Trust Conservancy Board News

Island Trust Conservancy (ITC) conducted its first public, electronic Zoom meeting as a means of reducing contact during the COVID-19 pandemic. The ITC Board was informed of staff work transitions resulting from the novel virus. All information about ITC's response to COVID-19 is posted to the Islands Trust and Islands Trust Conservancy websites.

Regional Conservation Plan Updates

The science-based and community-informed Regional Conservation Plan guides the work of ITC. The ITC continues to work towards four long-term goals and 25 objectives that further conservation in the entire Trust Area. For more information, visit www.islandstrustconservancy.ca/media/84821/itc_2018-11_rcp-2018-2027-web_final.pdf.

Goal 1 – Science-based Conservation Planning

The ITC Board received the *Climate Projections for Islands Trust Area* report http://www.islandstrustconservancy.ca/media/84991/itc_climateprojectionsreport_final.pdf and approved a Climate Change Project Charter.

ITC staff collaborated with Local Planning Services on the Contiguous Forest Mapping Project. The information was received by Trust Council at its June meeting.

Goal 2 – Strong relationships with First Nations

The ITC Board considered revisions to its Vision Statement to reflect its Reconciliation Declaration. The Board directed staff to bring further revisions to a future meeting and requested that staff also bring the ITC Mission Statement concurrently for consideration.

A/Manager Emmings gave an overview of the staff reconciliation retreat on May 7, 2020 and indicated that staff will meet in the near future to continue to integrate actions into work plans that reflect the Conservancy's commitment to its Reconciliation Declaration.

Goal 3 – Protection of core conservation areas

Property Management

Annual monitoring activities are delayed due to COVID-19. Staff are planning for a reduced monitoring season to accommodate travel restrictions, but visits to most properties will occur.

The ITC Board directed staff to prepare a budget request for the 2021-2022 fiscal year to address management of wildfire risks on ITC conservation properties.

The ITC Board approved nature reserve management plans on Denman Island (see island updates below).

Land Acquisition and Covenants

The ITC Board approved a Natural Area Protection Tax Exemption Program conservation proposal for North Pender Island (see island updates below).

Goal 4 – A strong voice for nature conservation

The ITC Board received a briefing on 30th Anniversary activities. The Islands Trust Conservancy's 30th Anniversary plans will highlight accomplishments and focus on the future and biodiversity.

ITC conservation covenant landowners received the *Caring for Your Conservation Covenant* newsletter and a 'Communications and Engagement Questionnaire'.

ITC, in collaboration with the Coastal Douglas-fir and Associated Ecosystems Partnership (CDFCP), Raincoast Conservation Foundation, and several island conservancies, produced forest ecosystem information sheets for each local trust area. These will be mailed out to 375 owners of forested land in the early summer.

The ITC Board approved its 2019-2020 financial statement and text for its Annual Report and considered a draft agenda for the July 14th ITC / Executive Committee liaison meeting.

Activities by Local Trust Area/Island Municipality

Denman – The ITC Board approved the 2020 updates of the Inner Island Nature Reserve Management Plan and the Lindsay Dickson Nature Reserve Management Plan. The Board also approved the first Valens Brook Nature Reserve Management Plan. Once approved by conservation partners, these will be posted to the Islands Trust Conservancy website at <http://www.islandstrustconservancy.ca/protected-places/caring/>.

The ITC Board approved a \$5,000 Opportunity Fund Grant for the Denman Conservancy Association. Opportunity Fund information is available at <http://www.islandstrustconservancy.ca/initiatives/supporting-local-land-trusts/opportunity-fund-grants/>

Gabriola - Invasive species were managed in Elder Cedar Nature Reserve and one conservation covenant on Gabriola Island.

Galiano - Invasive species were managed in one conservation covenant on Galiano Island.

North Pender – ITC approved a conservation proposal to place a NAPTEP covenant on 3.99 ha on Clam Bay Road, North Pender Island.

Salt Spring - Invasive species were managed in three conservation covenants on Salt Spring Island.

Please feel free to contact the Islands Trust Conservancy for more details.

Kate-Louise Stamford, Chair kstamford@islandstrust.bc.ca

Islands Trust Conservancy itcmail@islandstrust.bc.ca



Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
TH-DVP-2020.1	Ruxton Island Property Owners Association (Irish)	19-Jun-2020	PID: 000-034-070 Building storage building for safety equipment and community events supplies. Civic address: Lot 84, Ruxton Island, BC.

Planner: Ian Cox

Planning Status

Status Date: 10-Jul-2020

Application received, payment receipted, ready for planner

Status Date: 24-Jun-2020

File opened & assigned; holding for application

Islands Trust
 LTC EXP SUMMARY REPORT F2021
 Invoices posted to Month ending May 2020

670 Thetis	Invoices posted to Month ending May 2020	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-670	LTC "Trustee Expenses"	166.00	0.00	166.00
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	711.00	0.00	711.00
65210-670	LTC - Local Exp - APC Meeting Expenses	359.00	0.00	359.00
65220-670	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-670	LTC - Local Exp - Special Projects	294.00	0.00	294.00
TOTAL LTC Local Expense		<u>1,614.00</u>	<u>0.00</u>	<u>1,614.00</u>
Projects				
73001-670-3008	Thetis RAR	3,500.00	0.00	3,500.00
TOTAL Project Expenses		<u>3,500.00</u>	<u>0.00</u>	<u>3,500.00</u>

Thetis Island Local Trust Committee Policies & Standing Resolutions

No.	Meeting Date	Resolution No.	Issue	Policy
1.	July 3, 2012	TH-03-2012	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	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: that the Thetis Island Local Trust Committee request staff to circulate future meeting agendas to the Electoral Area Director and provide an invitation to attend or provide reports to the Local Trust Committee.
6.	April 23, 2019	TH-2019-026	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

No.	Meeting Date	Resolution No.	Issue	Policy
				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 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, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
7.	February 11, 2020	TH-2020-001	Electoral Area Director Reports	It was MOVED and SECONDED that the Thetis Island Local Trust Committee request staff to add a standing resolution that the Cowichan Valley Regional District Area G Saltair/Gulf Islands Director Report reports will be posted to the website.

Top Priorities Report

Thetis Island

1. *Riparian Areas Regulation Implementation*

Ensure protection of freshwater ecosystems in the Ralston Creek watershed through implementation of a development permit area.

Responsible

Marnie Eggen

Dates

Rec'd: 07-Sep-2011
Target: 15-Nov-2014

2. *Coastal Shoreline Protection*

LTC to review the Coastal Douglas Fir and Associated Islands Toolkit and CVRD's Bylaw 2500, Section 20.3 Ocean Shoreline Protection Development Permit Area.

Responsible

Marnie Eggen

Dates

Rec'd: 19-Nov-2019

3. *Relationship Building with Local First Nations*

Potential topics to explore:
Bylaw referrals; Land & marine use on & around Lyackson Island; Shared Narrative of Place; Co-governance/co-management; follow up from Associated OCP/LUB review:land use considerations for clam gardens; explore private docks as a permitted use; potential impacts of ocean geothermal loops; switchback fencing in setback to the sea

Responsible

Marnie Eggen

Dates

Rec'd: 27-Feb-2018



Projects Report

Thetis Island

1. *LUB Amendments*

Responsible

Date Received

- short-term vacation rentals of principle dwellings in the R-2 zone
- rainwater storage requirements
- construction of a storage building prior to construction of a principal dwelling.

07-Sep-2011

2. *Island-wide watershed protection*

Responsible

Date Received

TBD

21-Nov-2012

3. *Pilkey Point / Marina Drive Slough Support for Habitat Restoration*

Responsible

Date Received

20-Nov-2013

4. *Sensitive ecosystems education and engagement*

Responsible

Date Received

Environmental education and engagement efforts, in particular with owners on the Associated Islands, to explore ways to protect sensitive ecosystems in the Area.

19-Mar-2014

5. *Associated Islands OCP and LUB*

Responsible

Date Received

Develop new OCP and LUB to replace Ruxton Island Zoning Bylaw, 1982, 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.

07-Sep-2011

Projects Report

Thetis Island

6. *Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District.*

Responsible

Date Received

Planning staff to begin drafting once project progresses to Priorities.

24-Nov-2015

7. *Amendments to Thetis Island OCP and LUB; staff to provide staff report when time permits.*

Responsible

Date Received

Moved back to Projects List:

12-Jan-2017

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

- (housekeeping) objectives and policies re sea level rise (was resolution to include in draft but did not make it in to adopted OCP).

- OCP/LUB amendments to consider ocean loop geothermal exchange systems.

- explore measures to address impacts of wharf related structures.

8. *Consolidating lots for community benefit of Ruxton Island.*

Responsible

Date Received

17-Oct-2017

9. *Review Thetis Island TUPs to include non-tourist accommodation.*

Responsible

Date Received

To be advanced to top priorities at earliest convenience.

17-Apr-2018



Projects Report

Thetis Island

10. <i>"Thetis Associated Islands Land Use Bylaw Amendment, Ruxton Island Community Dock Review Project"</i>	Responsible	Date Received
Reference Ruxton Island Private Moorage Structures project for prelim consultation.		22-May-2018
11. <i>Incorporation of the Regional Conservation Plan into Thetis LTA OCPs and LUBs</i>	Responsible	Date Received
Investigate and provide recommendations on how to incorporate the plan elements into Thetis, Valdes, and Associated Islands OCPs and LUBs.		28-Aug-2018
12. <i>Cannabis Production and Retail Sales</i>	Responsible	Date Received
Consideration of regulations to guide cannabis production and retail sales activities.		11-Dec-2018
13. <i>Affordable Housing Strategy</i>	Responsible	Date Received
Housing for young families, workers and seniors; community engagement		11-Dec-2018
14. <i>Model Consultation Process for Antenna Systems</i>	Responsible	Date Received
To amend the Model Consultation Process for Antenna Systems (from the "Model Strategy for Antenna Systems") to include APC recommendations from January 23, 2020 APC meeting and LTC resolutions from February 11, 2020 LTC meeting.		11-Feb-2020

Projects Report

Thetis Island

15. *Plan to Improve Community engagement policy and practice, and to include First Nations*

Responsible

Date Received

Reference: "Proposal for a Thetis Island Official Community Plan Engagement Strategy"
discussed at February 11, 2020 LTC meeting.

11-Feb-2020