



Thetis Island Local Trust Committee

Regular Meeting Agenda

Date: June 3, 2025
Time: 9:30 am
Location: Forbes Hall Community Centre
North Cove Road, Thetis Island, BC

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. | TERRITORIAL ACKNOWLEDGEMENT | | |
| 3. | APPROVAL OF AGENDA | | |
| 4. | REPORTS | 9:35 AM - 9:50 AM | |
| 4.1 | Trustee Reports | | |
| 4.2 | Chair's Report | | |
| 4.3 | Electoral Area Director's Report | | |
| 5. | PUBLIC COMMENTS | 9:50 AM - 10:05 AM | |
| 6. | MINUTES | 10:05 AM - 10:10 AM | |
| 6.1 | Local Trust Committee Minutes dated April 1, 2025 - for adoption | | 4 - 10 |
| 6.2 | Section 26 Resolutions-Without-Meeting Report dated May 27, 2025 | | 11 - 11 |
| 6.3 | Advisory Planning Commission Minutes - none | | |
| 7. | BUSINESS ARISING FROM MINUTES | 10:10 AM - 10:25 AM | |
| 7.1 | Follow-up Action List dated May 27, 2025 | | 12 - 15 |
| 8. | DELEGATIONS - none | | |
| 9. | APPLICATIONS AND REFERRALS | 10:25 AM - 10:35 AM | |
| 9.1 | Galiano LTC Bylaw No. 291 Referral - for Response | | 16 - 23 |

9.2	Galiano LTC Bylaw Nos. 296 & 297 Referral - for Response	24 - 31
9.3	Salt Spring LTC Bylaw Referral No. 543 - for Response	32 - 37
9.4	Salt Spring LTC Bylaw Nos. 544 & 545 - for Response	38 - 39
10.	LOCAL TRUST COMMITTEE PROJECTS	10:35 AM - 10:55 AM
10.1	Potential Minor Project 2025/2026: Draft Project Charter - Staff Report	40 - 44
11.	CORRESPONDENCE	10:55 AM - 11:00 AM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
11.1	Email dated May 26, 2025 from Thetis Island Community Climate Resilience regarding Thetis Island Official Community Plan Bylaw No. 88	45 - 53
12.	NEW BUSINESS - none	
13.	STAFF REPORTS	11:00 AM - 11:20 AM
13.1	2024/25 Annual Report - Approval of the Thetis Island LTC's Section - Request for Decision	54 - 56
13.2	Trust Conservancy Celebrating 35 Years of Conservation	57 - 57
13.3	Trust Conservancy - The Heron - Spring Edition	58 - 61
13.4	Highlights of Trust Conservancy Board Meeting dated March 18, 2025	62 - 63
13.5	Applications Report dated May 27, 2025	64 - 64
13.6	Trustee and Local Expense Report dated February, 2025	65 - 65
13.7	Adopted Policies and Standing Resolutions	66 - 69
13.8	Local Trust Committee Webpage	
14.	WORK PROGRAM	11:20 AM - 11:30 AM
14.1	Active Projects Report - none	
14.2	Future Projects Report dated May 27, 2025	70 - 72
15.	UPCOMING MEETINGS	
15.1	Next Regular Meeting Scheduled for Tuesday, July 29, 2025 at 9:30 am at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC	
16.	CLOSED MEETING	11:30 AM - 11:45 AM

16.1 Motion to Close the Meeting

That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(f) for the purpose of considering:

- *(f)law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*

and that the Recorder and Staff attend the meeting.

16.2 Recall to Order

16.3 Rise and Report

17. ADJOURNMENT

11:45 AM - 11:45 AM



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: April 1, 2025

Location: Electronic Meeting

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

Staff Present: Stefan Cermak, Director, Planning Services
Warren Dingman, Bylaw Compliance & Enforcement Manager
Margot Thomaidis, Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 5 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 9:30 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

TH-2025-007

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

that the Thetis Island Local Trust Committee add the Valdes Conservancy delegation to the agenda.

CARRIED

The following addition to the agenda was presented for consideration:

8.1 Valdes Island Conservancy Delegation

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Luckham reported current issues of interest to Thetis residents including the clean up of Lot 88 that had been used as an auto-wrecking yard and the matter of the aquaculture lease in Preedy Harbour.

Trustee Hunter noted the importance of sending correspondence to the community regarding the clean up of Lot 88 and concerns about the Licence of Occupation issued by the provincial government for the aquaculture operation.

4.2 Chair's Report

Chair Elliott reported attendance at the March Trust Council meeting and highlighted the elections of Salt Spring Trustee Laura Patrick as Chair of Trust Council and Denman Trustee Sam Borthwick to the Governance Committee, and approval of 2025/26 Budget and Strategic Plan.

4.3 Electoral Area Director's Report

Electoral Area Director Jesse McClinton reported the following:

- The Cowichan Valley Regional District fiscal budget was ratified;
- He was nominated as Vice-Chair of the Electoral Area Service Committee; and
- A Thetis resident is being appointed as alternate Electoral Area Director.

5. PUBLIC COMMENTS

A member of the public spoke to the shellfish aquaculture operation and requested the Local Trust Committee address the following questions during discussion on the matter:

- Were there any elected official to elected official communications regarding the application?;
- Has the Local Trust Committee communicated any information to the public?; and
- Would the matter be referred to the Advisory Planning Commission should the operator be required to apply for a bylaw amendment?

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes dated October 22, 2024 - for adoption

By general consent, the Local Trust Committee special meeting minutes of October 22, 2024 were adopted.

6.2 Local Trust Committee Minutes dated February 4, 2025 - for adoption

The following amendment to the minutes was presented for consideration:

Page 1 of the Minutes in the first bullet point of the Chair's Report change the words "the fundraising campaign was organized" to "fundraising campaign information was shared"

By general consent, the minutes were adopted as amended.

6.3 Section 26 Resolutions-Without-Meeting Report – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 25, 2025

Received for information.

8. DELEGATIONS

8.1 Valdes Island Conservancy

Marja de Jong Westman, President, Valdes Island Conservancy provided a presentation and highlighted the following:

- Valdes Island Conservancy is a not-for-profit society governed by municipal, provincial, and federal rules and regulations and the Conservancy attempts to provide clarity of the regulations and bylaws to Valdes islanders;
- The bylaws that govern the Valdes Island Conservancy, and those that were implemented to guide development on the island, were instituted by the Thetis Island Local Trust Committee with little input sought from the Valdes Island community;
- The Conservancy primarily speaks for the seasonal cabin property owners;
- The Conservancy is involved in environmental advocacy and noted the prominent concerns include lack of enforcement of laws and guidelines, status of herring population, boat traffic and killer whale watching, damage caused by freighters at anchor, invasive species, kelp and eel grass beds, effects of climate change, and log boom breakup damage to the intertidal area;
- They have been working on relationship building with Lyackson First Nation;
- Emerging issues include protection of community trail network, forest fire monitoring and safety supports, provincial hunting regulations resulting in public safety issues, assistance with conservation covenant applications, insurance concerns of property owners, ATV use through sensitive ecosystems, abandoned lot issues, shoreline erosion mitigation support, enforcement of rockfish area fishing ban, and lack of transparency and engagement by Islands Trust and the Local Trust Committee with the Conservancy and islanders.

The Local Trust Committee noted there is potential for future discussion regarding the Valdes Island Rural Land Use Bylaw and exploring possible opportunities through Islands Trust Conservancy.

9. APPLICATIONS AND REFERRALS

9.1 TH-CL-2018.2 (Abrupt Shellfish Inc. - Panacui) License of Occupation and Next Steps - Staff Report

The planner summarized the staff report and highlighted the following:

- The Provincial Government issued a 30-year Licence of Occupation for aquaculture operations located at the entrance to Preedy Harbour;
- Aquaculture is not a permitted use in the area where the licence was issued; therefore, proposed operations will not be in compliance with Land Use Bylaws; and
- The applicant submitted rezoning applications in 2020 and 2022, the rezoning was denied, and the files were closed.

Trustee Luckham stated he had prepared comments to be included in a potential letter to the Ministry and read them into the record as follows:

- Preedy Harbour is a seasonally active harbour facilitating attractive, non-industrial, recreation uses;

- The assessment of the industrial impacts is invalid and not compatible with current uses;
- The Local Trust Committee is unaware of any First Nations support for this project and would like consultation records provided;
- Lack of response from First Nations does not constitute consultation;
- The public engagement that has been undertaken by the applicant and the Ministry has been minimal and inadequate;
- Posting content on websites is not public engagement nor transparent;
- Predator netting is a significant impediment to navigation, particularly in relation to anchoring in a busy harbor;
- The applicant has suggested to the Ministry that they are sensitive to community concerns around noise, hours of work, and scheduling; however, these issues are not regulated, compliance would be voluntary, and failure of the applicant to meet these aspirations would fall on residents and the boating public;
- The Ministry's enforcement is under-resourced and historically unresponsive citing thousands of kilometres of coast line with inadequate personnel;
- The applicant has stated that the community will be "educated"; however, the community does not need to be educated about a foreign company's interest in exploiting British Columbia's marine environment with no benefit for local economies or sustainable food.;
- It is inappropriate for an agency to ignore the legislative authority of another agency;
- The rezoning is not unresolved as the Islands Trust has zoning authority and has denied the application twice;
- In the summary provided for issuing the licence it is evident there is unfamiliarity with geography of the area, and while the ferry does not transit the affected area the proximity to the westerly entrance to the harbor used by transiting commercial and recreational vessels will be impacted;
- The principles raised in the reasons for the Ministry's decision include 1. Crown land values are managed for the benefit of the public, 2. Economic, environmental, and social needs and opportunities are identified and supported, 3. The interests of First Nations' communities are recognized, 4. Decisions are timely, well-considered, and transparent, and 5. Public accountability is maintained during the allocation of Crown land; however, principles 1, 2, and 3 have not been met, principle 4 has not been well supported, and principle 5 seems to have not been fully accounted for.

Discussion ensued and the following comments were noted:

- There has not been communication to Thetis residents as this is the first opportunity the Local Trust Committee has had to speak to concerns;
- The Director of Planning Services indicated a legal opinion would not be required to determine jurisdiction as the provincial government is within their right to issue a Licence of Occupation and has informed the applicant that it is counter to zoning, and any letter sent to the applicant would indicate that if they proceeded without zoning, they could be subject to enforcement;

- The Letter of Understanding between the Ministry of Environment and Islands Trust requires notification of decision yet the license was issued prior to notification of decision being received;
- Until such time as equipment is placed in the water there is not a contravention of the bylaw and no action would be taken unless there is an unlawful use;
- Support for the Canadian economy, by means of support of a business that exports its product, is being advanced over local concerns;
- Historically the province has provided aquaculture licenses to non-Canadian companies and a 30-year licence has the impact of continuing the handing over of territorial waters and interests that belong to First Nations at a time that many of the Nations are in treaty negotiations.

TH-2025-008

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to draft a letter to the applicant for TH-CL-2018.2 (Panacui) confirming that while the applicant has received a License of Occupation from the Province (No. V931804) to carry out industrial shellfish aquaculture, the Water 4 (W4) zone in the Thetis Island Land Use Bylaw No. 89 and the Marine General (W1) zone in the Thetis Associated Islands Land Use Bylaw No. 94 do not permit marine aquaculture operations, and a rezoning is required.

CARRIED

TH-2025-009

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct bylaw enforcement staff to commence an investigation of non-permitted uses in the marine area where License of Occupation No. V931804 was issued.

CARRIED

The meeting was recessed for a break at 11:20 a.m. and reconvened at 11:40 a.m.

TH-2025-010

It was MOVED and SECONDED

that the Thetis Local Trust Committee request the Executive Committee to advocate to the Ministry of Municipal Affairs regarding issues surrounding issuance of License of Occupation V931804.

CARRIED

TH-2025-011

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee direct communications staff to prepare a short statement for local circulation on E-Spokes regarding decisions with respect to Licence of Operation V931804.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS - none

11. CORRESPONDENCE

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

11.1 Email dated February 3, 2025 from D Fenton regarding Green Shores

Received for information.

11.2 Letter dated February 10, 2025 from Elizabeth May regarding Southern Gulf Islands Forum

Received for information.

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Trust Conservancy Highlights of January 21, 2025 Board Meeting

Received for information.

13.2 Applications Report dated March 24, 2025

Received for information.

13.3 Trustee and Local Expense Report dated January, 2025

Received for information.

13.4 Adopted Policies and Standing Resolutions

Received for information.

13.5 Local Trust Committee Webpage

No updates required.

14. WORK PROGRAM

14.1 Active Projects Report dated March 25, 2025

Received for information.

14.2 Future Projects Report dated March 25, 2025

The Planner referred to previous direction given to staff to prepare a Minor Project Charter for a Targeted Land Use Bylaw Amendment Update project to include rainwater collection, fences, and derelict vehicles and this will come back to the Local Trust Committee at the next meeting.

Discussion ensued about the Valdes Rural Land Use Bylaw update being added to the Future Projects List and the following comments were noted:

- The issues raised by the Valdes Island Conservancy might not need to be dealt with in the Rural Land Use Bylaw and consideration of a Protocol Agreement between the agencies could be undertaken;
- A future meeting with the Conservancy could provide an opportunity to determine if there is need for changes;
- Any conversation would need to include Lyackson First Nation;
- It is necessary to first understand how the Rural Land Use Bylaw compares to the best practices for land use regulations and policies used by Islands Trust and if a review is required;

- Some of the issues presented by the Valdes Island Conservancy might be out of the scope of the land use authority of the Local Trust Committee; and
- Further inquiry is required.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, June 10, 2025 at 9:30 am at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

TH-2025-012

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff investigate options to change the June 10, 2025 Local Trust Committee in-person meeting to June 3, 2025.

CARRIED

16. ADJOURNMENT

By general consent, the meeting was adjourned at 12:15 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Resolutions Without Meetings Log

Thetis Island

Resolution Number	Action	Date
2025-001	Carried	22-Apr-2025
Change its in-person regular business meeting scheduled on June 10, 2025 to June 3, 2025		
That the Thetis Island Local Trust Committee change its in-person regular business meeting scheduled on June 10, 2025 to June 3, 2025, to be held in-person at the Forbes Hall Community Centre Boardroom beginning at 9:30 AM.		

Follow Up Action Report

Thetis Island

05-Sep-2023

Progress	Activity	Responsibility	Dates	Status
0%	1 Trustee Luckham to invite Ken Thomas or another elder to open a future LTC meeting. <i>- August 26, 2024: Trustee Luckham to confirm if this is still desired.</i>	Joe Elliott Margot Thomaidis		In Progress

02-Jul-2024

Progress	Activity	Responsibility	Dates	Status
75%	1 Bylaw Nos. 113 and 114 adopted (Marine Areas Review Project). Staff to consolidate and update the OCP and LUB to reflect the policy and regulatory changes. <i>Complete</i> Thetis LTC to forward the recently adopted Bylaws No. 113 and 114 to the Ministry of Environment in reference to the rezoning application that has been recently rejected by the Thetis LTC, and include a cover letter written by the Chair. <i>In progress</i>	Margot Thomaidis Nadine Mourao	Target: 31-Jul-2024	In Progress

Follow Up Action Report

Thetis Island

04-Feb-2025

Progress	Activity	Responsibility	Dates	Status
76%	1 Staff to reach out to Valdes Island Conservancy group for interest in giving a presentation at an in-person LTC meeting and/or coordinating a field trip with the LTC and staff on Valdes Island. <i>Note: Valdes Island Conservancy gave a Delegation at the April 1, 2025 LTC meeting.</i> <i>Note: Staff will confirm budget available for 2025-26 fiscal for field trip logistics.</i>	Margot Thomaidis Michelle Backe Renee Jamurat	Target: 03-Jun-2025	In Progress
0%	2 Prepare a press release regarding an update on the cleanup of Lot 88.	Morgana van Niekerk Warren Dingman	Target: 28-Feb-2025	In Progress
44%	3 Staff prepare a minor project charter for the 'Targeted LUB Amendment Updates - Rainwater, Fences, and Derelict Vehicles' minor project, with scope and objectives as defined by the Local Trust Committee.	Margot Thomaidis Renee Jamurat	Target: 03-Jun-2025	In Progress

Follow Up Action Report

Thetis Island

01-Apr-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to draft a letter to the applicant for TH-CL-2018.2 (Panacui) confirming that while the applicant has received a License of Occupation from the Province (No. V931804) to carry out industrial shellfish aquaculture, the Water 4 (W4) zone in the Thetis Island Land Use Bylaw No. 89 and the Marine General (W1) zone in the Thetis Associated Islands Land Use Bylaw No. 94 do not permit marine aquaculture operations, and a rezoning is required.	Margot Thomaidis Stefan Cermak	Target: 11-Apr-2025	Completed
10%	2 Bylaw enforcement staff to commence an investigation of non-permitted uses in the marine area where License of Occupation No. V931804 was issued. Staff discretion to time this action after an initial letter from planning staff has been sent to the license-holder.	Warren Dingman	Target: 30-Apr-2025	In Progress
49%	3 Thetis LTC to request the EC to advocate to the Ministry of Municipal Affairs regarding issues surrounding issuance of License of Occupation V931804. <i>EC considered the issue at their April 23, 2025 meeting, requesting staff to report back to EC with provincial advocacy options.</i>	Stefan Cermak		In Progress
0%	4 Communications staff to prepare a short statement for local circulation on Espokes (Thetis Island e-newsletter) regarding the discussion with respect to License of Occupation V931804.	Clare Frater Margot Thomaidis Morgana van Niekerk		Completed
100%	5 Thetis LTC made a motion to change the June 10 in-person meeting to a June 3 in-person meeting. Staff to check if the Community Hall is available and initiate an RWM once confirmed.	Lisa Millard Michelle Backe Nadine Mourao	Target: 01-Apr-2025	Completed



Follow Up Action Report



Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 291 Date: April 2, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

PURPOSE OF BYLAW:

The purpose of **Bylaw 291** is to amend the Galiano Island Land Use Bylaw to re-zone the 85-hectare subject property (District Lot 14, Galiano Island) from **Forest 1 (F1)** to two split-zones: 82.5 hectare to be a site-specific **Forest 3 a (F3(a)) zone** and 2.7 hectares to a site-specific **Forest Industrial b (FI(b)) zone**. The F3(a) zone will legalize the siting of four existing dwellings. The FI(b) zone will permit all uses in the Forest Industrial zone, but would not permit an accessory dwelling unit. As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that restricts subdivision into lots less than 20 hectares, identifies developable areas, and requires a secondary groundwater assessment.

The proposal and draft Bylaw No. 291 are compliant with the Galiano Island Official Community Plan Bylaw No. 108.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage:
<https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

GENERAL LOCATION:

Galiano Island Local Trust Area

OTHER INFORMATION:

Additional information is available at: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Kim Stockdill

(Signature)

Name: Kim Stockdill

Title: Island Planner

Contact Info: Tel: 250-405-5157

Email: kstockdill@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Provincial Agencies

Ministry of Municipal Affairs
Ministry of Transportation and Transit
Ministry of Forests
BC Archaeological Branch
Managed Forest Council

Regional Government

CRD - Building Inspection
CRD – Corporate Services
CRD – Galiano Island Parks & Recreation Commission
Island Health
BC Hydro

Non-Agency Referrals

Islands Trust Conservancy
Galiano Conservancy
Galiano Island Fire Rescue – South Department
WSANEC Leadership Council
Coast Salish Peoples Society
Georgeson Family

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

- Stz'uminus First Nation
- Ts'uubaa-asatx First Nation
- Halalt First Nation
- Lyackson First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Pauquachin First Nation
- Tsartlip First Nation
- Tseycum First Nation
- Cowichan Tribes
- Tsawwassen First Nation
- Tsawout First Nation
- Snuneymuxw First Nation

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area

(Island)

(Signature)

(Date)

287/288

(Bylaw Number)

(Name and Title)

(Agency)

DRAFT

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 291

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2023”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 By adding the following new Subsection under Section 7.3 ‘Forest 3 Zone’:

“Site-Specific Regulations

7.3.8 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

		Table 7.3	
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	F3(a)	A Portion of District Lot 14, Galiano Island, Cowichan District	1) Despite Subsection 7.3.2, one single non-residential building or structure for timber production and harvesting uses with a floor area not exceeding 93 square metres is permitted per dwelling, and every such buildings or structure must be screened by a landscape screen not less than 9 metres in height and complying with Subsection 15.1.1 of this bylaw. 2) Despite Subsection 7.3.3, four dwellings accessory to timber production and harvesting uses with a maximum floor area of 93 square metres per dwelling.

”

2.2 By adding the following new Section 9.6(C):

“9.6(C) Forest Industrial Zone B – FI(B)

The intent of the FI(B) zone is to permit limited industrial uses within a prescribed area of a forest lot.

Permitted Uses

- 9.6(C).1 In the Forest Industrial FI(B) zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Parts 2 and 3, and all other uses are prohibited.
- 9.6(C).1.1 timber production and harvesting
 - 9.6(C).1.2 aggregate processing and storage
 - 9.6(C).1.3 storage and repair of forestry equipment and vehicles
 - 9.6(C).1.4 accessory sawmilling and planing of timber and the growing of seedlings in nurseries
 - 9.6(C).1.5 accessory contractors' workshops and yards
 - 9.6(C).1.6 accessory sale of building materials and supplies manufactured on the lot

Permitted Density

- 9.6(C).2 Lot coverage must not exceed 20% of any lot.

Permitted Height

- 9.6(C).3 No building or structure for a use permitted by this section may exceed 9 metres in height. Accessory buildings and structures must not exceed one storey and a height of 5 metres.

Minimum Setbacks

- 9.6(C).4 Buildings and structures must be sited
- 9.6(C).4.1 at least 7.5 metres from a front or rear lot line;
 - 9.6(C).4.2 at least 6 metres from each interior side lot line, except where the lot line is common to a lot in a commercial or industrial zone, in which case the required distance is 3 metres; and
 - 9.6(C).4.3 at least 4.5 metres from any exterior side lot line.

Minimum Lot Size

- 9.6(C).5 No lot having an area less than 2.7 hectares may be created by subdivision.

Screening

9.6(C).6 Lots on which light industrial uses are carried on must be screened by a landscape screen not less than 2 metres in height and complying with the requirements of Part 15 of this bylaw."

2.3 Schedule "B" – Zoning Map, is amended by changing the zoning classification of a portion of District Lot 14, Galiano Island, Cowichan District from Forest 1 to Forest 3(a) and from Forest 1 to Forest Industrial (B), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" to Bylaw No. 127 as are required to effect this change.

2.4 Schedule "D" is amended by inserting 'Plan No. 2' attached to and forming part of this bylaw as Schedule D as a new "Plan 6".

3. SEVERABILITY

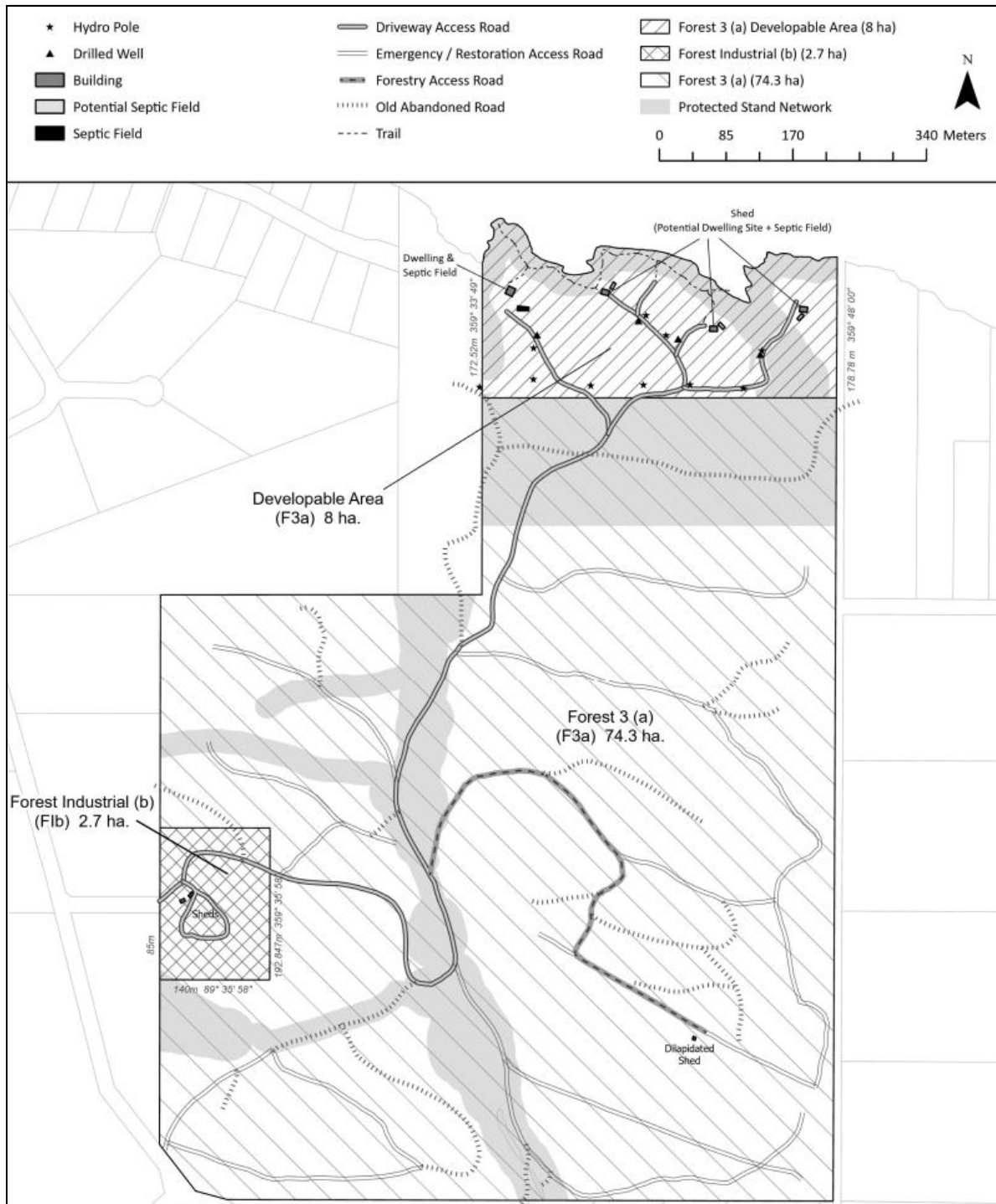
If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

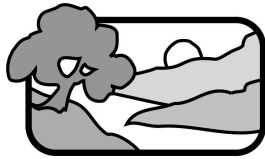
READ A FIRST TIME THIS	_____	DAY OF	_____	20____
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____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

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 291
Plan No. 2





Islands Trust

BYLAW REFERRAL FORM

Suite 200, 1627 Fort Street
Victoria, B.C. V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Galiano Island Local Trust Area Bylaw No.: 296/297 Date: April 23, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 30 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Leif Palmberg, Galiano Way, Galiano Island

PURPOSE OF BYLAW:

The purpose of proposed **Bylaw 296** is to amend the Galiano Island Official Community Plan Bylaw No. 108 to include the principal use 'agriculture' to Rural Policy (e) in order to enable the uses proposed in **Bylaw No. 297**.

The purpose of proposed **Bylaw No. 297** is to amend the Galiano Island Land Use Bylaw No. 127 to re-zone the subject property from the Rural 2 zone to a site-specific Rural 2 zone (Rural 2(a)) in order to permit the following additional uses: contractor workshop; contractor yard; storage and sale of gravel, soil, and aggregates; sawmilling, planing, and manufacturing of wood products; and cidery and winery, including production, storage, and sales. Proposed **Bylaw No. 297** also includes the following regulations for the proposed uses: building/structure height restrictions, and landscape screening, parking, and sign requirements. As a condition for the Galiano Island Local Trust Committee to consider adoption of **Bylaw No. 297**, the applicant must register on title a covenant under Section 219 of the *Land Title Act* that includes conditions and restrictions for the proposed uses and recommendations from a water management plan.

Professional reports and staff reports are available on the Galiano Island Current Applications webpage:
<https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

GENERAL LOCATION:

Galiano Island Local Trust Area

LEGAL DESCRIPTION:

Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128

SIZE OF PROPERTY AFFECTED:

8 hectares

ALR STATUS:

No

OFFICIAL COMMUNITY PLAN DESIGNATION:

Rural

OTHER INFORMATION:

Additional information is available at: <https://islandstrust.bc.ca/island-planning/galiano/current-applications/>

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

Kim Stockdill

(Signature)

Name: Kim Stockdill

Title: Island Planner
Contact Info: Tel: 250-405-5157
Email: kstockdill@islandstrust.bc.ca

PLEASE TURN OVER 

This referral has been sent to the following agencies:

Regional Agencies

Capital Regional District – Building Inspection
Capital Regional District – Infrastructure Water and Services - Sticks Allison Water
Island Health
Galiano Island Fire Rescue – South Department

Provincial Agencies

Min. of Housing and Municipal Affairs
Min. of Public Safety and Solicitor General – Liquor Control and
Licensing Branch
Min. of Transportation & Transit
Min. of Water, Land and Resource Stewardship
- Riparian Area Protection Regulation
(RiparianAreas@Victoria1.gov.bc.ca)

Non-Agency Referrals

BC Assessment Authority
BC Hydro and Power Authority
WSANEC Leadership Council
Coast Salish Peoples of Galiano Society
Georgeson Family - Jeannine Georgeson

Adjacent Local Trust Committees and Municipalities

Mayne Island Local Trust Committee
Salt Spring Island Local Trust Committee
Thetis Island Local Trust Committee

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-asatx Nation (Lake Cowichan)
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

BYLAW REFERRAL FORM
RESPONSE SUMMARY

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Galiano Island Local Trust Area
(Island)

(Signature)

(Date)

296/297
(Bylaw Number)

(Name and Title)

(Agency)

PROPOSED

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

**A BYLAW TO AMEND GALIANO ISLAND OFFICIAL COMMUNITY PLAN
BYLAW NO. 108, 1995**

The Galiano Island Local Trust Committee in open meeting assembled enacts as follows:

1. CITATION

This Bylaw may be cited for all purposes as “Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 3, 2024”.

2. SCHEDULES

Galiano Island Official Community Plan Bylaw No. 108, 1995 is amended as shown on Schedule 1, attached to and forming part of this bylaw.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

**GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 296**

SCHEDULE 1

The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Section II Land Use, Subsection 1.5 Rural, Rural Policy “e)” is amended by deleting the words “levels of uses accessory to residential uses” and replacing it with “uses accessory to residential and agriculture uses” so it reads:

“Within this designation a number of different zones may be applied allowing differing uses accessory to residential and agriculture uses.”

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 297

A BYLAW TO AMEND GALIANO ISLAND LAND USE BYLAW NO. 127, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 3, 2024”.

2. Galiano Island Local Trust Committee Bylaw No. 127, cited as “Galiano Island Land Use Bylaw No. 127, 1999,” is amended as follows:

2.1 Part 5 ‘Residential Zones’, Section 5.5 ‘Rural 2 Zone’, is amended by adding the following new Subsection:

“Site-Specific Regulations

5.5.11 The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

		Table 7.3	”
	1	2	3
	Site-Specific Zone	Location Description	Site Specific Regulations
1	R2(a)	Lot ‘A’ of Lot 15, Galiano Island, Cowichan District, Plan 22128	1) Despite Subsection 5.5.1, the following additional uses are permitted: • contractor workshop • contractor yard • storage and sale of gravel, soil and aggregates • sawmilling, planing, and manufacturing of wood products • cidery and winery, including production, storage, and sales 2) Despite Subsection 5.5.5, no buildings or structures may exceed one storey and a height of 5 metres, except that dwellings, cottages, and agriculture buildings and structures must not exceed a height of 9 metres. 3) All permitted uses in Article 5.5.11.1 must be screened by a landscape screen not less than 2 metres in height and complying with

			the regulations of Part 15 of this bylaw. 4) Off-street parking spaces sited at least 15 metres from the front lot line must be screened by a landscape screen not less than 2 metres in height and complying with the regulations of Part 15 of this bylaw.
--	--	--	---

2.2 Part 14 'Parking Regulations', Subsection 14.1.3 'Use', is amended by adding the following the words "cidery, winery" after the word "sawmills".

2.3 Part 16 'Sign Regulations', Subsection 16.1.1 is amended by adding the following words "Rural 2(a) Zone R2(a)"

2.4 Part 17 'Interpretation', Section 17.1 'Definitions', is amended by adding the following new definition:

"contractor yard" means the use of land, buildings, or structures for the storage of materials, equipment, and vehicles for a building, construction, landscaping business, or other development trade or service."

3. Schedule "B" – Zoning Map, is amended by changing the zoning classification of Lot 'A' of Lot 15, Galiano Island, Cowichan District, Plan 22128 from Rural 2 to Rural 2(a) as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "B" to Bylaw No. 127 as are required to effect this change.

4. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

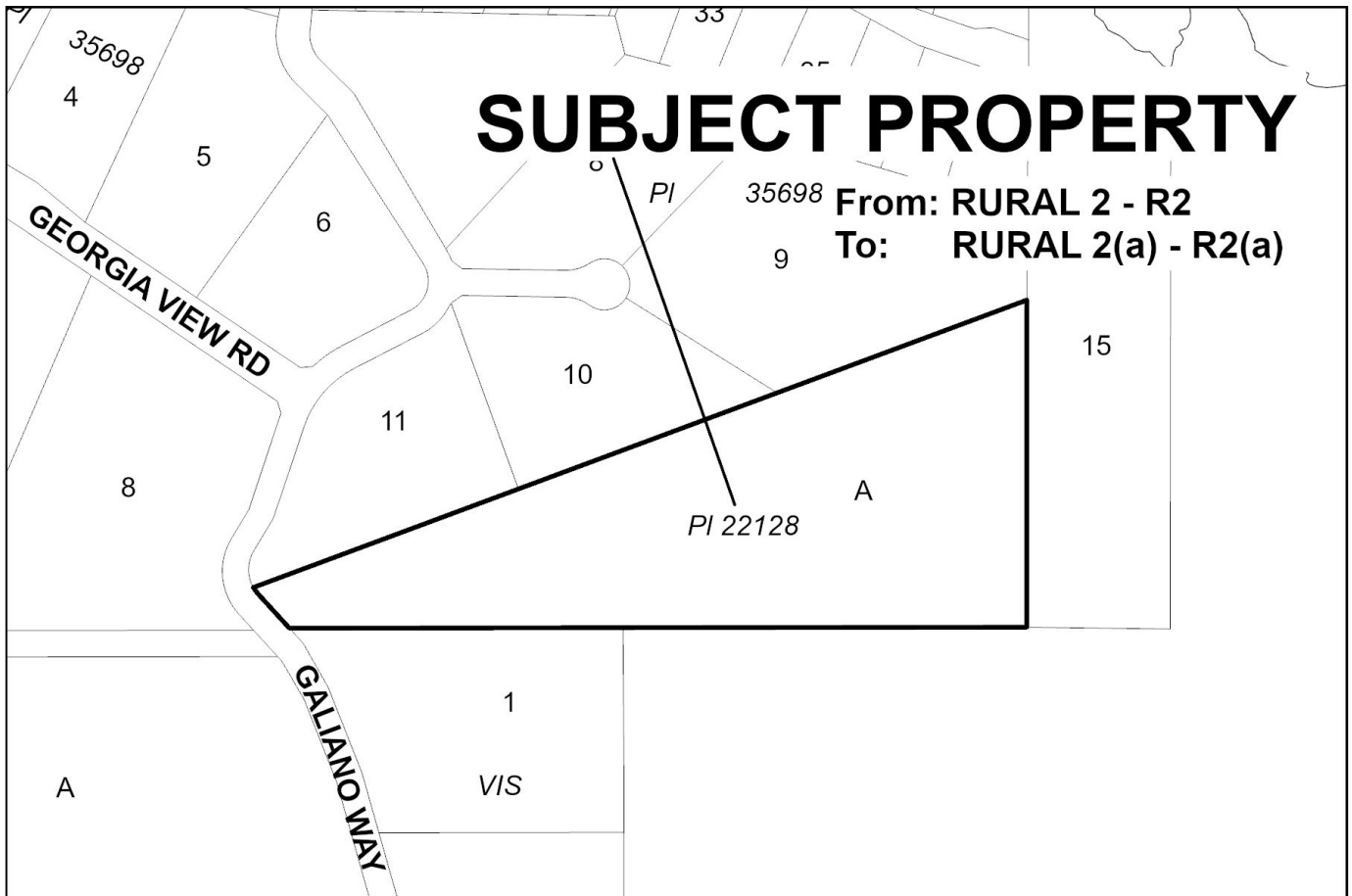
READ A FIRST TIME THIS	8 TH	DAY OF	APRIL	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 297

Plan No. 1





Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Ave
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 543 Date: March 31, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Dan Ovington for Capital Regional District 108-121 McPhillips Ave. Salt Spring Island BC V8K 2T6

PURPOSE OF BYLAW:

To include administrative definition of Public Works Facility in the LUB and change subject property zoning from Agriculture 1 and Residential 2 (A1 & R2) to Community Facility 3 (CF3) zone to permit the proposed upgrade to the CRD parks maintenance facility.

GENERAL LOCATION:

210 & 220 Kanaka Road, Salt Spring Island

LEGAL DESCRIPTION:

PARCEL A (DD 362513I) OF LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333;
LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333, EXCEPT PARCEL A (DD 362513I) THEREOF

SIZE OF PROPERTY AFFECTED:

0.5 ha (1.2 ac)

ALR STATUS:

Within ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Ganges Village Upper & Agriculture

OTHER INFORMATION:

Please fill out the Response Summary on the back of this form. If your agency's interests are "*Unaffected*", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: Island Trust Planner

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Stz'uminus First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation
Ts'uubaa-Asatx (Lake Cowichan) First Nation

Salt Spring Island Coast Salish Society

Provincial Agencies

Agricultural Land Commission
BC Assessment Authority
Front Counter BC

Regional Agencies

Capital Regional District
CRD – SSI Building Inspection
SSI Advisory Planning Commission
SSI Agricultural Advisory Planning Commission

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Fire-Rescue

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

543
(Bylaw Number)

(Title)

(Agency)

DRAFT

SALT SPRING ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 543

A BYLAW TO AMEND SALT SPRING ISLAND LAND USE BYLAW, 1999

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

1. Citation

This bylaw may be cited for all purposes as “Salt Spring Island Land Use Bylaw, 1999, Amendment No. 2, 2025”.

2. Salt Spring Island Local Trust Committee Bylaw No. 355, cited as “Salt Spring Island Land Use Bylaw, 1999,” is amended as follows:

2.1 Section 1.1 – Definitions, Sub-section 1.1.1 is amended by adding the following new definition:

“**public works facility**” means the use of land, buildings or structures for the maintenance, repair or storage of vehicles, equipment and materials that are used solely for the provision, maintenance or repair of public infrastructure, transit buses and vehicles in general and houses operational or administrative functions for the general benefit of the island on which it is located.

2.2 Section 9.4 – COMMUNITY FACILITIES ZONES, is amended by deleting the word “and” and adding the words “and Community Facilities 3” as follows:

The regulations in the tables in this Section apply to land in the Community Facilities 1 (CF1), Community Facilities 2 (CF2) and Community Facilities 3 (CF3) *zones* as indicated by the column headings.

2.3 Section 9.4 – COMMUNITY FACILITIES ZONES, Subsection 9.4.1, is amended by inserting column CF3 in the table as follows:

	CF1	CF2	CF3
Principal Uses, Buildings and Structures			
<i>Public</i> schools, pre-schools and <i>child day care</i> centres.	•		
Libraries	•		
<i>Churches</i>	•		
<i>Community halls</i>	•		
<i>Public</i> hospitals, clinics and health care facilities	•		
Non-commercial active <i>outdoor</i> recreation	•		
Non-commercial <i>indoor</i> recreation facilities	•		
Service club <i>buildings</i>	•		
Performing and visual art centres, including <i>accessory</i> sales	•		
Collection of recyclable materials	•	•	
Sorting and <i>temporary</i> storage of recyclable materials		•	
Collection of <i>municipal solid waste</i>		•	

Sorting and temporary storage of municipal storage waste		•	
Liquid waste treatment		•	
Public service uses		•	
Public works facility			•
Accessory Uses			
Intermittent retail sales and retail services accessory to a principal use	•	•	•
Residential unit accessory to a principal use			•

2.4 Section 9.4 – COMMUNITY FACILITIES ZONES, Subsection 9.4.2 is amended by inserting column CF3 in the table as follows:

	CF1	CF2	CF3
Lot Coverage and Floor Area			
Maximum combined lot coverage of all buildings and structures (per cent)	25	25	25
Setbacks			
Despite Subsection 4.3.1, the following lot line setbacks apply for the specific zone indicated:			
Minimum rear lot line setback abutting commercial or general employment zone (metres)	3.0	*	N/A
Minimum interior side lot line abutting non-commercial or non-general employment zone (metres)	7.5	7.5	N/A
Minimum interior side lot line setback abutting commercial or general employment zone (metres)	*	7.5	N/A
Minimum exterior side lot line setback (metres)	*	7.5	0.0

* indicates the provisions of Section 4.3 apply.

2.5 Section 9.4 – COMMUNITY FACILITIES ZONES, Subsection 9.4.3 (1), is amended by deleting the word “and” and inserting the words “and Community Facility 3” before the as follows:

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or the Strata Property Act for land in the Community Facility 1, Community Facility 2 and Community Facility 3 Zones.

2.6 Section 9.4 – COMMUNITY FACILITIES ZONES, Subsection 9.4.3, is amended by inserting column CF3 into the table as follows:

	CF1	CF2	CF3
Minimum Lot Areas, Water Supply and Sewage Treatment Servicing Requirements			
Minimum area of an individual lot that may be created through <i>subdivision</i> , provided each lot has an individual on-site sewage treatment system and an adequate supply of <i>potable</i> water (ha)	1	1	N/A
Minimum area of an individual lot that may be created through <i>subdivision</i> , provided each lot has a connection to a <i>community sewage collection system</i> and a <i>community water system</i> (ha)	0.2	0.2	N/A

2.7 Section 9.4 – COMMUNITY FACILITIES ZONES is amended by adding a new Subsection 9.4.5 as follows:

9.4.5 Special Provisions

- (1) The following special provisions apply to the Community Facility Zone 3 (CF3) zone:
- (a) Despite Section 4.3, no *building* or *structure* other than a *pumphouse*, *public utility structure* or underground utility may be constructed within the following setbacks from lot lines or road access easements:

Setback from <i>front lot line</i> :	0m
Setback from <i>rear lot line</i> :	0m
Setback from <i>interior side lot line</i> :	0m
Setback from <i>exterior side lot line</i> :	0m.
 - (b) The maximum number of *residential* unit accessory to a *principal use* is one (1) per lot.

2.8 Schedule "A" – Zoning Map is amended by changing the zoning classification of PARCEL A (DD 362513I) OF LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333 and LOT 1, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 17333, EXCEPT PARCEL A (DD 362513I) THEREOF from Agriculture 1 (A1) and Residential 2 (R2) respectively to Community Facility 3 (CF3), as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "A" to Bylaw No. 355 as are required to effect this change.

3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

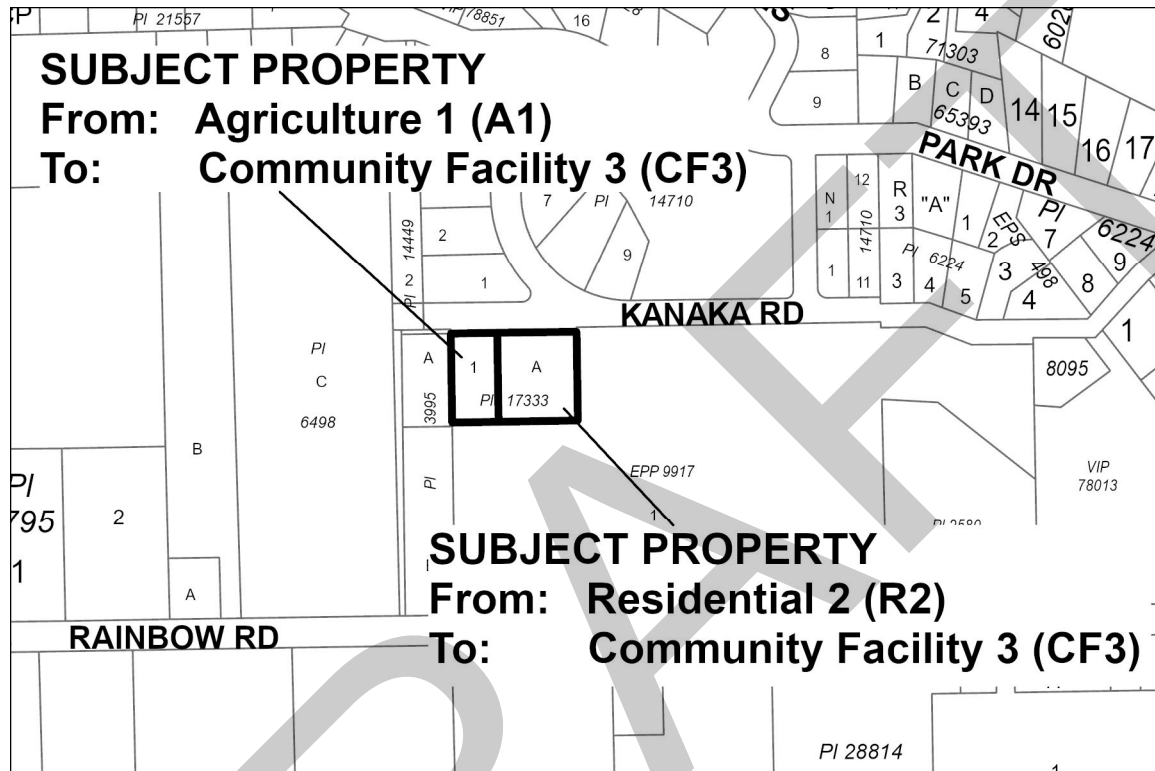
READ A FIRST TIME THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

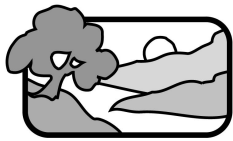
CHAIR

SECRETARY

SALT SPRING ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 543

Plan No. 1





Islands Trust

BYLAW REFERRAL FORM

4-121 McPhillips Avenue
Salt Spring Island, BC V8K 2T6
Ph: (250) 537-9144
ssiinfo@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Salt Spring Island Trust Area Bylaw No.: 544 & 545 Date: April 15, 2025

You are requested to comment on the attached Bylaw for potential effect on your agency's interests. We would appreciate your response within 60 days. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

APPLICANTS NAME / ADDRESS:

Nick Williams & Eric Beamish – 248 Upper Ganges Rd, SSI BC, V8K 2P8

PURPOSE OF BYLAW:

To legalize commercial uses previously permitted by a Temporary Use Permit.

GENERAL LOCATION:

248 Upper Ganges Road, SSI

LEGAL DESCRIPTION:

LOT A, SECTION 4, RANGE 4 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 42183

SIZE OF PROPERTY AFFECTED:

0.8 ha (1.98 ac)

ALR STATUS:

Not in ALR

OFFICIAL COMMUNITY PLAN DESIGNATION:

Residential Neighbourhood Designation (RN)

OTHER INFORMATION:

The applicant is seeking amendment to the Land Use Bylaw (LUB) to legalize commercial uses permitted by a Temporary Use Permit and also amend the Official Community Plan (OCP) designation from Residential Neighbourhood to Non-village commercial and General Employment land use designation.

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected", no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Bylaw.

(Signature)

Name: Oluwashogo Garuba

Title: A/Planner 2

This referral has been sent to the following agencies:

First Nations

Cowichan Tribes
Halalt First Nation
Lyackson First Nation
Malahat Nation
Pauquachin First Nation
Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
Ts'uubaa-Asatx First Nation
Tsartlip First Nation
Tsawout First Nation
Tsawwassen First Nation
Tseycum First Nation

Provincial Agencies

BC Assessment Authority
Front Counter BC

Regional Agencies

CRD – All Referrals

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Fire-Rescue
Salt Spring Island Coast Salish Society

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

**BYLAW REFERRAL FORM
RESPONSE SUMMARY**

- ☐ Approval Recommended for Reasons Outlined Below
- ☐ Approval Recommended Subject to Conditions Outlined Below
- ☐ Interests Unaffected by Bylaw
- ☐ Approval Not Recommended Due to Reason Outlined Below

Salt Spring Island Trust Area
(Island)

(Signature)

(Date)

544 & 545
(Bylaw Number)

(Title)

(Agency)



DATE OF MEETING: June 3, 2025

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2
Northern Team

SUBJECT: Local Trust Committee Proposed Project Charter – Minor Project

RECOMMENDATION

1. **That the Thetis Island Local Trust Committee endorse the draft Project Charter, dated June 3, 2025 for the Targeted LUB Amendment Updates – Rainwater, Fences, and Derelict Vehicles minor project.**

REPORT SUMMARY

The purpose of this report is to provide the Thetis Island Local Trust Committee (LTC) with a draft Project Charter for a Targeted Land Use Bylaw Amendment Review project.

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

- Confirm the three main bylaw concerns to be addressed through this project, including:
 - 1) **Rainwater storage:** Amendment to the rainwater storage requirements in the LUB for minimum 2000-gallon non-potable water storage for new construction for garden, fire, property, and vehicle and equipment maintenance.
 - 2) **Fence setbacks:** Amendment to the fence siting and setback regulations to prohibit them in the 7.6 metre setback to the natural boundary of the sea.
 - 3) **Derelict vehicles:** Amendment to the definition of 'derelict vehicle' to only allow unlicensed vehicles outside on a lot for up to two years, instead of five years.
- Confirm that the draft Project Charter accurately reflects the LTC's intentions for this project, which includes bylaw drafting, legislative review, referrals, and minor public consultation.
- Confirm which stage(s) First Nations and the Advisory Planning Commission (APC) may be involved in reviewing the draft bylaws.

The LTC is being asked to review the draft Project Charter, update it if desired, and confirm the minor project by endorsing the Project Charter.

BACKGROUND

The LTC passed the following resolution at their February 4, 2025 regular business meeting:

TH-2025-002

that Thetis Island Local Trust Committee request staff prepare a project charter for the 'Targeted LUB Amendment Updates – Rainwater, Fences, and Derelict Vehicles' minor project, with scope and objectives as defined by the Local Trust Committee.

CARRIED

Combining three priorities from the Future Projects list into one minor Land Use Bylaw (LUB) amendment project presents an opportunity for efficient project completion in 2025/2026 fiscal. This minor project would result in three specific updates to the LUB to address the community's evolving needs regarding rainwater storage, shoreline setbacks, and nuisance properties, aligning more closely with OCP objectives and policies.

SCOPE AND OBJECTIVES

The following elements of the draft Project Charter require LTC consideration:

Project Charter: Attachment 1 includes version 1.0 of the Project Charter requested by the LTC in February 2025. The LTC is asked to review each section of the project charter to ensure it accurately reflects the LTC's intentions for this project which includes bylaw drafting, legislative review, referrals, and minor public consultation.

First Nations Engagement: Staff will send out an early notification to First Nations about the project before the Bylaws have been drafted, and additionally send out the referral after the Bylaws receive First and Second Readings. This is reflected in the Project Charter workplan.

Advisory Planning Commission (APC): The LTC should determine at which stage(s) the APC may be involved in reviewing the draft bylaws. Referral before and after the bylaws have been drafted is recommended; this is reflected in the Project Charter workplan. As an alternative option, the LTC could consider only referring to the APC after First and Second Readings.

Community Consultation: The LTC should specify the format and frequency of community consultation during the draft bylaw review stage. The draft Project Charter identifies a community information meeting (CIM) prior to a Public Hearing being held. The LTC should specify any additional opportunities it wishes to be reflected in the workplan and budget at this time as it may impact the project completion by end of this fiscal. Since the scope of this minor project is limited to amending three areas of the LUB, staff suggest one CIM to be held prior to a Public Hearing.

Rationale for Recommendation

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

ALTERNATIVES

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

1. Amend the Project Charter

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

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

NEXT STEPS

Should the LTC endorse the Project Charter, staff will begin analysis and early engagement.

Submitted By:	Margot Thomaidis, Planner 2	May 26, 2025
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	May 27, 2025

ATTACHMENTS:

1. Project Charter v.1.0 dated June 3, 2025

Targeted LUB Minor Amendment - Project Charter v.1.0

Thetis Island Local Trust Committee

LTC Endorsement Date: June 3, 2025

Purpose: This project proposes to review rainwater catchment, fence setbacks, and derelict vehicle regulations as part of a targeted Land Use Bylaw (LUB) amendment, aligning more closely with Official Community Plan (OCP) objectives and policies. It aims to address three minor issues and concerns within one bylaw amendment.

Background: On February 4, 2025, the LTC requested that staff prepare a project charter for the 'Targeted LUB Amendment Updates – Rainwater, Fences, and Derelict Vehicles' minor project, with scope and objectives as defined by the LTC. This minor project would result in three specific updates to the LUB to address the community's evolving needs regarding rainwater storage, shoreline setbacks, and nuisance properties.

Deliverables

- To review existing LUB regulations concerning rainwater catchment for new development, fence setback requirements, and the derelict vehicle definition.
- To amend the Thetis Island LUB with regards to these three topics.

In Scope

- Amendments to the LUB that include:
- Minimum rainwater catchment requirements for new residential development;
 - Larger fence setback requirements for waterfront properties; and
 - Shorter allowances for derelict vehicles to be unlicensed.

Out of Scope

- Official Community Plan (OCP) Bylaw or other LUB amendments outside of the three proposed topics.

IAP2 Engagement Level:

- ☒ Inform
- ☐ Consult
- ☐ Involve
- ☐ Collaborate

Workplan Overview

Deliverable/Milestone	Target Date
LTC endorsement of Project Charter	June 3, 2025
Feedback and recommendations from First Nations and APC	Summer/Fall 2025
Staff to prepare a draft Land Use Bylaw	Fall 2025
Draft Bylaw presented to LTC for consideration of 1 st and 2 nd Readings	November 4, 2025
Bylaw referral to First Nations, agencies, APC, and community groups; legal review	Winter 2025/2026
CIM/Public Hearing, 3 rd Reading and forward to EC	Winter/Spring 2026
END OF FISCAL	March 2026
Bylaw Adoption	Summer 2026

Project Team

Planner 2	Project Manager
Regional Planning Manager	Project Sponsor
Office Administrative Assistant, Planning Team Assistant, Legislative Clerk	Admin Support
Senior Indigenous Relations Advisor	Referral Support
RPM Approval: Renée Jamurat Date: xxx	LTC Endorsement: Resolution #: Date: xxx

Budget

Budget Sources:		
Fiscal Year	Item	Cost
2025-26	Community Information Meeting and Public Hearing	\$1000
2025-26	Legislative/Legal Review	\$3000 max.
2025-26	Communication and Implementation	\$500 max.
	Total	\$4500

Meeting	Deliverable/Milestone	Target Date	Cost
LTC Regular Business Meeting	LTC endorsement of Project Charter	June 3, 2025	n/a
n/a	First Nations and APC early engagement	July – October 2025	n/a
LT Regular Business Meeting	LTC consideration of 1 st /2 nd Readings, LTC direct staff to send proposed bylaw to First Nations, Agencies and adjacent LTAs, and APC	November 4, 2025	n/a
n/a	Legal review of draft bylaw	Winter 2025/2026	Approx. \$3000
CIM, Public Hearing	Community Information Meeting and Public Hearing	Winter 2025/2026	Approx. \$1000
LTC Regular Business Meeting	LTC consideration 3 rd Reading of proposed bylaw	Winter 2025/2026	n/a
Executive Committee Meeting	Executive Committee approval	Spring 2026 (end of fiscal 2025/26)	n/a
LTC Regular Business Meeting	LTC adoption of bylaw	Summer 2026	n/a
n/a	Public Communication: Espokes newsletter, letter to residents, community information board posts, etc.	Ongoing 2025-2026	Approx. \$500
TOTAL			\$4500

From: Lynne Smith [REDACTED]
Sent: Monday, May 26, 2025 12:54 PM
To: Tobi Elliott <telliott@islandstrust.bc.ca>; Ken Hunter <kehunter@islandstrust.bc.ca>; Peter Luckham <pluckham@islandstrust.bc.ca>
Cc: Eriksson Ann [REDACTED]; Suzanne Sarioglu [REDACTED]; David Reay [REDACTED]; Lynn DeCaire [REDACTED]; Laura Patrick <lpatrick@islandstrust.bc.ca>; Freshwater Specialist <freshwater@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>
Subject: 3 Jun 2025 Thetis Island Local Trust Committee meeting agenda correspondence

Good day Tobi, Ken and Peter,

We are not sure of the process to have the attached correspondence from the Thetis Island Community Climate Resilience (CCR) group added to your upcoming 3 Jun 2025 meeting. If there is a specific area of Islands Trust we should submit our correspondence to please pass this along to the correct department.

Thank you for your time and assistance.

Best regards,

Thetis Island Community Climate Resilience (CCR)

Working towards the resilience of our amazing Thetis Island Community



23 May 2025

Good day Tobi, Peter & Ken,

Thetis Island Local Trust Committee meeting 03 Jun. 2025 correspondence.

Recently, we have been working towards reviewing the Thetis Island OCP Bylaw 88 and have noted some sections within the document that we would like to ask for additional clarification and updates on as the OCP dates back to 2011 with a consolidation in 2017. The Thetis Island Local Trust Committee or Islands Trust may already have updates on file that can be shared with our group.

As the Thetis Island community water supply relies “almost exclusively from ground water sources by means of drilled and dug wells” we would like to enquire on the progress and updates that have taken place with regards to Section 3 Services Objectives & Policies 3.4 Water Systems, Section 4 Natural and Heritage Resources and Section 5 Climate Change Adaptation and Mitigation.

Thank you in advance for your assistance in providing updated documents and a progress report on the objectives and policies from these sections of the OCP Bylaw 88.

Best regards,

Thetis Island Community Climate Resilience (CCR)

Working towards the resilience of our amazing Thetis Island Community

CC Islands Trust

Image by Freepik

Thetis Island OCP Bylaw 88

3.4. WATER SYSTEMS

Background

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

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

WATER SYSTEMS OBJECTIVES

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

WATER SYSTEMS POLICIES

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

Advocacy Policies

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

- d) not issue water licences where the impact of use under the proposed licence would be detrimental to existing or instream uses.
- e) undertake a groundwater study for Thetis Island.
- f) prohibit hydrofracturing.

SECTION 4 NATURAL AND HERITAGE RESOURCES

NATURAL RESOURCE OBJECTIVES

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

Groundwater Resources Policies

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

Groundwater Resources Advocacy Policies

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

Surface Water Resources Policies

8. The Local Trust Committee should adopt a development permit area or establish setbacks to regulate development within 30 metres of the streams identified in Schedule I which are applicable to the Riparian Areas Regulation of the Fish Protection Act.

9. Streams, ponds, and catchment areas are to be protected from disturbance or

contamination that would diminish their value for water supplies.

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

Water Conservation Policies

11. The Local Trust Committee may consider requiring cisterns for rainwater collection for new residential dwelling units and cottages.

12. Conservation of freshwater supplies should be encouraged wherever appropriate and supportive measures may include but are not necessarily limited to:

- a) Information programs to increase user awareness of water conservation practices, including ways of informing visitors.
- b) Installation of water saving plumbing fixtures and appliances.
- c) Use of drought tolerant plant materials, particularly native plants, for landscaping purposes.
- d) Collection, storage, and use of rainwater as an alternative to groundwater.
- e) Discouragement of the use of groundwater for irrigation and other non-domestic uses.

SECTION 5 CLIMATE CHANGE ADAPTATION AND MITIGATION

Background

Climate change refers to the increasing concentration of heat-trapping greenhouse gases in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. A 2007 report from the Intergovernmental Panel on Climate Change reveals that between 1970 and 2004, greenhouse gas emissions have increased by 70%. This dramatic rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with

temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impact on ecological systems around the globe.

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

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

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

CLIMATE CHANGE ADAPTATION AND MITIGATION OBJECTIVES

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

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

CLIMATE CHANGE ADAPTATION AND MITIGATION POLICIES

a) The Local Trust Committee should consider the development of new criteria for assessing official community plan or land use bylaw amendment applications from the perspective of climate change adaptation and mitigation. This criteria will address issues such as the impact of the density proposed on reducing greenhouse gas emissions, land use and the form of the development, use of building materials and construction methods, energy efficiency and sources, and the long term potential for the development to truly result in a decreased footprint on the landscape.

b) The Local Trust Committee should look for new methods for better understanding and monitoring greenhouse gas emissions, as well as other measures of climate change, that are relevant to Thetis Island. Relevant baseline data should be established to map future reductions in greenhouse gas emissions and refine greenhouse gas reduction targets.

c) The Local Trust Committee should work with the Trust Fund Board and other conservation organisations to promote land conservation as a cost effective and important climate change mitigation strategy.

d) Recognizing the Agricultural Land Reserve, the Local Trust Committee promotes land use that supports local food production, in an environmentally responsible and sustainable way, as a significant step to reducing food transportation costs and reducing greenhouse gas emissions created by food transport, while maintaining the integrity of existing ecosystems and forest cover.

e) The Local Trust Committee should consider support for new forms of housing that include clustering and zero emission housing, provided that there is no change in the existing buildout or subdivision potential.

f) The Local Trust Committee supports reduction in overall existing buildout or subdivision potential through lot consolidations.

g) The Local Trust Committee encourages local, small-scale generation of alternative non-polluting energy sources with limited noise, visual impacts and safety risks

h) The Province is strongly encouraged to financially support and provide incentives for greenhouse gas emission reduction initiatives for individuals and community organisations.

i) The Province is strongly encouraged to amend the building code and health regulations to allow for alternative waste disposal and grey water management systems that are environmentally responsible and sustainable.

j) Residents are encouraged to work beyond the requirements of provincial and national building codes and find new ways to incorporate high energy efficiency into building design and construction. In addition, residents are encouraged to seek out new ways of reducing their own greenhouse gas emissions through alternative transportation methods, reduced use of fossil-fuel burning engines or generators, and increased use of alternative energy sources with limited noise, visual impacts, and safety risks.

k) A number of Climate Change adaptation and mitigation actions are identified that can only be achieved through cooperation and initiatives resulting from individuals and the community, the actions of other agencies and levels of government, BC Ferry Services, technological changes, and changes to land use policies and regulations. The following activities are encouraged as possible actions that can be taken to reduce greenhouse gas emissions:

i. The Local Trust Committee should develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, renewable energy and carbon sequestration impacts.

ii. Islands Trust Natural Area Protection Tax Exemption Program should be widely advertised to ensure all residents are aware of the benefits (both financial and from an environmental perspective) of protecting natural areas.

iii. The Local Trust Committee encourages residents to calculate and record their personal and household greenhouse gas emissions, while considering conservation of water and energy.

iv. The Local Trust Committee should consider developing policies and programs to support the reduction of greenhouse gas emissions as it relates to burning; i.e. promoting community awareness re: composting, mulching and other environmentally friendly options for land clearing debris disposal.

v. The Local Trust Committee should advocate on behalf of the Thetis community to:
a. BC Ferry Services for support of our need for greenhouse gas emissions reduction; and,
b. Communicate to the Provincial government the needs of the communities BC Ferry Services serves for Provincial support.

vi. The Local Trust Committee should work with the community, other agencies and levels of government to establish a useful inventory of greenhouse gas emissions for measurement and tracking purposes.”

vii. The size, siting and height of wind turbines should be regulated in order to minimize environmental impacts and safety risks. Land use regulation should differentiate between wind turbines for onsite use and those that generate energy for use offsite.



REQUEST FOR DECISION

To: Thetis Island LTC **For the Meeting of:** **RWM**
From: Trust Area Services **Date Prepared:** March 28, 2025
SUBJECT: 2024/25 ANNUAL REPORT – APPROVAL OF THETIS ISLANDS LTC SECTION

RECOMMENDATION: That the Thetis Island LTC approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

- 1 PURPOSE:** Committees are provided with their draft sections of the annual report for review and approval so that Trust Council is able to easily approve its annual report in June 2025 without further editing from staff or trustees at the Trust Council meeting.

BACKGROUND: Preparation of the Islands Trust Annual Report is undertaken by Trust Area Services Communications staff, reporting to the Executive Committee and consistent with Trust Council's [Annual Report Policy 6.10.1](#). The Executive Committee approved the format and outline of the 2023/24 Annual Report at its meeting on February 5, 2025.

2 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: Under Trust Council's Policy, all LTCs and Council committees are expected to review and approve their sections at regular meetings in order to have the report approved by Trust Council at its June 2025 meeting.

FINANCIAL: None.

POLICY: No implications for existing policy

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

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

OTHER: None.

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

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

RESPONSE OPTIONS

Recommendation: That the Thetis Island LTC approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

Alternative: That the Thetis Island LTC approves the attached text for inclusion in the 2024/25 Annual Report for approval (as amended) by Trust Council and submission to the Minister of Housing and Municipal Affairs.

Prepared By: Morgana van Niekerk, A/Communications Specialist

Reviewed By/Date: Renée Jamurat, Regional Planning Manager/May 14, 2025

Thetis Island Local Trust Committee

The Thetis Island Local Trust Committee (TH LTC) held 5 regular business meetings in the 2024/25 fiscal year, as well as 1 special meeting.

Work for this period focused on advancing the Thetis LTC priorities to:

- zone the un-zoned areas of water between the Thetis Associated Islands Planning Area and the Thetis Island Planning Area; and
- encourage the clean up of Lot 88.

Thetis LTC advanced these priorities through the following key project:

Official Community Plan/Land Use Bylaw Marine Areas Review Project, which updated the Official Community Plan (OCP) and Land Use Bylaw (LUB) regulations to address a portion of the marine area outside of the OCP designation area and the area of LUB application. The project established an expanded bylaw area of application for the OCP and LUB in the marine area surrounding Scott, Dayman and Hudson Islands to ensure the marine uses are consistent with the object of the Islands Trust, and to ensure the Thetis Island Bylaws are applicable in that area.

From April 1, 2024 to March 31, 2025, the Thetis LTC adopted the following bylaws:

1. Bylaw No. 113 that replaced the area of application map and changed the land use designation from “Undesignated” to “Marine.”
2. Bylaw No. 114 that amended the area of application and changed the marine areas on Plan No. 2 from unzoned to “Water 1 (W1)” zone.
3. Bylaw No. 115 that permits a fibre-optic cable telecommunication public service utility in the Marine Conservation (W1) zone surrounding Valdes Island.

From April 1, 2024 to March 31, 2025, the Thetis LTC received and considered applications for 1 bylaw amendment application. During the same time period, staff also reviewed 3 building permit referrals, 3 Crown lease referrals, and 1 subdivision referral.

Celebrating 35 Years of Conservation



This year, Islands Trust Conservancy is recognizing 35 years as a conservation land trust committed to the protection and preservation of sensitive species and ecosystems on over 450 islands in the Salish Sea.

Islands Trust Conservancy is celebrating its 35th anniversary through various initiatives:

- Features in its spring, summer, and fall Heron newsletters
- A celebration at the Islands Trust Council meeting on Salt Spring Island from June 17-19, 2025
- The launch of the Islands Trust Conservancy Journal, a new blog on the ITC website
- Attendance at community events and fairs across the Islands Trust Area this summer and fall



Saturnina Island Nature Reserve 2025.



Cover of the Spring 2025 Heron newsletter.



Owl monitoring on Thetis Island 2025.



the Heron



A newsletter from Islands Trust Conservancy | Protecting islands in the Salish Sea | islandstrust.bc.ca/conservancy

SPRING 2025

Take me home! 
This newsletter is provided FREE by ITC

Celebrating 35 Years of Conservation

p. 2



VIEW FROM MOUNT TUAM, SALT SPRING ISLAND. PHOTO: ISLANDS TRUST CONSERVANCY

For links and additional media, visit the Heron Newsletter online.

www.islandstrust.bc.ca/conservancy/heron-newsletter/

ALSO IN THIS ISSUE

PHOTO: ISLANDS TRUST CONSERVANCY

In Memoriam *p. 3*

COMMON CAMAS. PHOTO: ISLANDS TRUST CONSERVANCY

**Introducing New Board
Members** *p. 4*

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Celebrating 35 Years of Conservation

This year, Islands Trust Conservancy is recognizing 35 years as a conservation land trust committed to the protection and preservation of sensitive species and ecosystems on over 450 islands in the Salish Sea.

Since 1990, Islands Trust Conservancy has worked closely with landholders, communities, and conservation partners to protect places they care about - building on the stewardship of Indigenous Peoples who have cared for these lands and waters since time immemorial. To date, ITC has protected 115 properties - 34 nature reserves and 81 conservation covenants - totalling more than 1,385 hectares of ecologically and culturally significant land on islands in the Salish Sea.

ITC is celebrating its 35th anniversary through various initiatives, including the launch of a new blog on the ITC website, titled the *Islands Trust Conservancy Journal*. Contribute your stories, memories, and positive words about ITC for the Journal through the survey: <https://www.surveymonkey.com/r/ITC35th>.



MAP OF THE ISLANDS TRUST AREA. MAP: ISLANDS TRUST CONSERVANCY

"This region is unlike anywhere else in the world and people cherish it for many different reasons. We are committed to working together to ensure its protection for current and future generations."

- Lisa Gauvreau, Chair of the Islands Trust Conservancy Board



WENDY TYRRELL

Introducing Wendy Tyrrell, Islands Trust Conservancy Acting Manager

Hi! My name is Wendy. I'm so excited to be back working with Islands Trust Conservancy in time to celebrate the 35th anniversary of the organization and help support staff in moving projects forward. I first joined ITC from 2021 to 2023 as the Species at Risk Program Coordinator, and have worked for a variety of land trusts leading land protection and habitat restoration projects. In my spare time, you can find me hanging with my teenager, playing pickleball, dancing, and kayaking in the Salish Sea. Connect with me to learn more about ITC's projects in 2025 by emailing itcmail@islandstrust.bc.ca.



PHOTO: LISA WILCOX

Islands Trust and Islands Trust Conservancy respectfully acknowledge that the lands and waters that encompass the Islands Trust Area have been home to Indigenous peoples since time immemorial and that their deep connection to the islands continues to this day. We are committed to reconciliation, to upholding the rights of Indigenous peoples, and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea. The Islands Trust Area is located in the treaty and territorial lands and waters of the BOKEĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səlilw'ətəl, SEMYOME, shishálh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxuth', STÁUTW, Stz'uminus, la?əmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, W JOLELP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and x'wəθək'wəy.

In Memoriam



LONGINI COVENANT. PHOTO: ISLANDS TRUST CONSERVANCY

"I was living in a landscape which I couldn't feel I 'owned' in the same sense that I had owned a house in the city. A sense of responsibility began to grow."

In 2001, Rose subdivided her property, retaining 60 acres of ALR land for her farm and the surrounding ecosystems; however, she wanted to ensure that the habitat would remain intact and ancient trees protected no matter who owned the lots in the future. With the help of Islands Trust Conservancy and the Galiano Conservancy Association, she placed covenants on both properties. Rose's legacy will continue to live on through the protection of land that provides a beautiful sanctuary where ecosystems and species can flourish

Rose Longini, Donor of Green Frog Farm Covenant & Longini Covenant, Galiano Island

Rose Longini, organic farmer and donor of the Green Frog Farm and Longini covenants on Galiano Island, passed away last September. Rose cared deeply about the land and protecting nature. In 1990, when Rose bought the 80-acre lot that would eventually become the two covenants, she had just moved to the Gulf Islands from the city. Over time, she learned more about the land and quickly fell in love with the ecosystems, habitats, and diversity of species that exist there.



POND AT GREEN FROG FARM COVENANT. PHOTO: ISLANDS TRUST CONSERVANCY



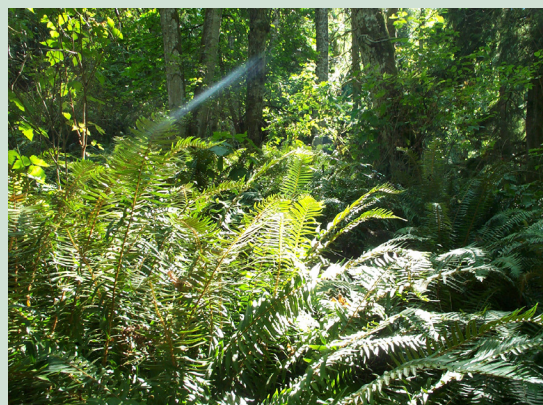
NINA RAGINSKY. SOURCE: GULF ISLANDS DRIFTWOOD

Nina Raginsky, Donor of Walter Bay NAPTEP Covenant, Salt Spring Island

Nina Raginsky, donor of the Walter Bay NAPTEP Covenant on Salt Spring Island, passed away last May. Nina was a lifelong advocate for the natural world and was widely honored and acknowledged for her work as a photographer and artist. Nina was a fierce, generous, and loving woman who spoke for the species and landscapes that have no voice, drawing people's attention to what needed protection.

Her deep commitment to environmental protection was evident through her efforts as a citizen scientist working with the Wild Bird Trust to protect McFadden Creek, advocating for the protection of oystercatcher nests, hosting tea parties with developers and community members to invite communication on divisive issues, and protecting her beloved waterfront property, which contributed to a larger provincial and federal effort to protect Walter Bay.

Nina's ongoing advocacy and environmental stewardship throughout her life demonstrated that one person's efforts can have a huge impact on conservation. Nina will be deeply missed.



WALTER BAY NAPTEP COVENANT. PHOTO: THE LAND CONSERVANCY OF BC

Introducing New Islands Trust Conservancy Board Members



Lisa Gauvreau, Chair, Trust Council Elected Board Member

Lisa Gauvreau is a Trustee from Galiano Island and was elected to the Islands Trust Conservancy Board in June 2023. She is from the Ojibwe and Chippewa Nations territory, also known as Sault Ste Marie, Ontario, and has been a resident of Galiano for over 20 years. Along with her young family, she operates a year-round eatery on the island and has many years of experience working in the non-profit sector, mentoring and educating young people. She is eager to continue learning and working collaboratively with ITC partners to restore species and ecosystems, and take action toward Reconciliation and addressing the climate crisis.



Tanner Timothy, Vice-Chair, Provincially Appointed Board Member

Tanner Timothy is Coast Salish from the Tla'amin Nation located within the Qathet Regional District on the upper Sunshine Coast. He is dedicated to advancing initiatives that mitigate environmental impacts, preserve biodiversity, protect ecosystems, and reduce anthropogenic influence on our climate. Tanner is looking forward to fostering meaningful and respectful partnerships to further support the objectives of ITC.

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Watch us on YouTube

youtube.com/IsITrustConservancy

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YES! I want to preserve and protect the islands!

100% of your donation goes directly to protecting the islands you love.

Your donations of \$20 or more will receive an official donation receipt for income tax purposes.*

Questions? Contact us!

250-405-5186 itcmail@islandstrust.bc.ca

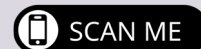
Or mail to: 200-1627 Fort Street, Victoria, BC V8R 1H8

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Share your vision with future generations—please consider remembering Islands Trust Conservancy in your Will.

To donate online visit:

islandstrust.bc.ca/donate-to-conservancy



☐ Yes, I am okay with public recognition of my donation.

My donation amount: \$50 \$100 \$200 \$_____

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Expiry Date mm/yy	Security Code (back of card)
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*Islands Trust Conservancy is a qualified donee as a Crown agent under B.C.'s Islands Trust Act. Islands Trust business # 122013576 RT0001



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

HIGHLIGHTS OF ISLANDS TRUST CONSERVANCY March 18th, 2025 BOARD MEETING

NOTE: For more detail on Islands Trust Conservancy meetings, including meeting minutes, please visit <https://islandstrust.bc.ca/whats-happening/meetings-and-events/>

1. STRATEGIC PLANNING/ADMINISTRATION

- The ITC Board rose and reported that a meeting was held between ITC staff and the Ministry of Housing and Municipal Affairs concerning land disposition, including transfer of land to Indigenous Governing Bodies. The Ministry staff's recommendation was for the ITC Board to develop a policy and include it in ITC's Five-Year Plan (2028-2032) for the Minister's consideration.
- The ITC Board directed staff to notify the Salt Spring Island Local Trust Committee that Islands Trust Conservancy's interests are unaffected by Bylaw No. 541 Referral.
- Chair Gauvreau presented the briefing on an invitation to join the Centre for Land Conservation's Land Trust Certification Pilot Program. The ITC Board requested Chair Gauvreau to write a letter declining the invitation to join pilot program.
- Species at Risk Program Coordinator Wheeler presented a briefing on the North Pender Island Bylaw 235 Referral regarding updating Raptor and Heron Nest Development Permit Area (DPA) mapping and associated provisions from 2008 and provided additional Species at Risk information to consider to the Islands Trust planning team.
- Trustee Patrick joined the ITC Board Meeting to discuss the April 23rd, 2025 EC-ITC Joint Meeting agenda topics. Discussion ensued and agenda topics were identified.
- Trustee Elliott provided a Trust Council update to the ITC Board reporting on a number of items, including Trustee Patrick's election as Chair of Trust Council.
- Chair Gauvreau advised that the ITC budget for 2025/26 was approved by Trust Council.
- Chair Gauvreau reported that she gave a synopsis of the ITC 4th Quarter 2024/25 report at Trust Council.
- There was no Governance Committee Update. Chair Gauvreau reported she did not attend the last meeting.
- The ITC Board agreed to write a letter to the organizers of the Funding our Future: Financing Conservation on Private lands thanking them for the excellent workshop and expressing the interest of the ITC Board in participating in future discussions as the concept of a Regional Conservation Fund progresses.



ISLANDS TRUST CONSERVANCY REPORT TO LOCAL TRUST COMMITTEES AND BOWEN ISLAND MUNICIPALITY

- The ITC Board approved additional allocation to Trustee Smith to cover the full cost of attendance at the “Funding our Future: Financing Conservation on Private Lands” conference on February 27th, 2025 in Esquimalt.

2. COMMUNICATIONS AND OUTREACH

- Trust Council’s introduction letter to Minister Kahlon was received for information. Discussion ensued on the possibility of securing additional funding from the Province for First Nations engagement and consultation.

Learn more about Islands Trust Conservancy: <https://islandstrust.bc.ca/conservancy/>

Subscribe for Islands Trust Conservancy updates: <https://islandstrust.bc.ca/subscribe/>



Thetis Local Trust Committee

Open Applications

Report

Print Date: May 27, 2025

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250072	Doug Fenton; Rober	2/10/2025	83 BLUE HERON RD; 84 BLUE HER	Application for a site-specific rezoning amendment to the W-4 zone to allow development in foreshore of 2 properties.
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Under Review	Generate Complete Application Letter	

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250032	Mitch Laseur (Unde	1/20/2025	375 FRASER POINT RD; 377 FRAS	Proposed 3 lot conventional subdivision located at 375 Fraser Point Road, Thetis Island MOTT File # 2024-05719
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		Under Review	Application Review	

Islands Trust
LTC EXP SUMMARY REPORT F2025
Invoices posted to Month ending February 2025

670 Thetis	Invoices posted to Month ending February 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65200-670	LTC - Local Exp - LTC Meeting Expenses	<u>1,550.00</u>	<u>398.18</u>	<u>1,151.82</u>
TOTAL LTC Local Expense		<u>1,550.00</u>	<u>398.18</u>	<u>1,151.82</u>
Projects				
73001-670-4128	Thetis Unzoned Marine Area LUB Amendment	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>
TOTAL Project Expenses		<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>

Thetis Island Local Trust Committee Policies & Standing Resolutions

No.	Meeting Date	Resolution No.	Issue	Policy
1.	July 3, 2012	TH-2012-003	Professional Minute taker for APC meetings	It was MOVED and SECONDED that the Thetis Island Local Trust Committee authorizes the payment of funds from its local expense account to pay for a minute taker for Advisory Planning Commission meetings.
2.	August 28, 2018	TH-2018-036	Suspension of enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: 1. That whereas the Thetis Island Local Trust Committee intends to facilitate a community process to consider allowing Temporary Use Permits (TUP) to permit temporary non-tourist accommodation use, staff are directed to take no enforcement action against properties where temporary accommodations used for non-tourist accommodation exist. In particular, staff are directed to suspend enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road, Strata Lot B, District Lot 1, Thetis Island, Cowichan District, Strata Plan EPS644; together with an interest in the Common Property shown in proportion to the unit entitlement to the Strata Lot show on Form V. PID 028-987-691. 2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Thetis Island Land Use Bylaw No. 89 and the Thetis Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice. That unless the Thetis Island Local Trust Committee extends the effective period, this enforcement policy expires on July 30, 2019, or when the temporary use permit review project is complete, whichever is the sooner.
3.	August 28, 2018	TH-2018-041	Non-medical cannabis retail applications	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.

No.	Meeting Date	Resolution No.	Issue	Policy
				- The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. - However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - Name of the applicant and a description of the proposal in general terms - The location of the proposed establishment and the subject site - The place where, date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered. - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - How public comments may be submitted to the Local Trust Committee.
4.	December 12, 2018	TH-2018-053	Cannabis License Applications	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: that the Thetis Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.
5.	February 22, 2019	TH-2019-020	Electoral Area Director	See Item 9 below.
6.	April 23, 2019 Updated September 28, 2021	TH-2019-026 TH-2021-033	LTC to engage in Reconciliation with local First Nations, governments and the island community	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the

No.	Meeting Date	Resolution No.	Issue	Policy
				upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government to government dialogue with First Nations, now and into the future, in recognition of First Nations rights and title, treaty, and territorial lands and waters within the Islands Trust Area.
7.	February 11, 2020	TH-2020-001	Electoral Area Director Reports	See Item 9 below.
8.	September 28, 2021	TH-2021-033	Review TH-2019-026 and update wording	**See TH-2021-033 pertaining to Item 6 above That the Thetis Island LTC request staff to review standing resolution no. TH-2019-026 with respect to current language.
9.	September 28, 2021	TH-2021-034	Electoral Area Director Reports	It was MOVED and SECONDED, that the Thetis Island Local Trust Committee request staff to consolidate Standing Resolution Nos. 5 and 7 (TH-2019-020 and TH-2020-001) as follows: - that the Thetis Island Local trust Committee request staff to circulate future meeting agendas to the Electoral Area G Saltair/Gulf Islands Director and provide an invitation to attend the Local Trust Committee meetings or provide written reports to the Local Trust Committee; and - that the written reports will be posted to the website.
10.	July 5, 2022	TH-2022-024	First Nations Consultation re: Strategy for Antenna Systems	It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the "Strategy for Antenna Systems" in the Local Trust Area: a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders;

No.	Meeting Date	Resolution No.	Issue	Policy
				b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites; c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the <i>Heritage Conservation Act</i>; d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and e. The proponent will provide written notice—including, if applicable, the Archeological Impact Assessment—sent by regular mail or hand delivered to all First Nations rights and titleholders identified during the pre-consultation phase.

Future Projects Report

Thetis Island

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

Future Projects Report

Thetis Island

Possible Thetis OCP & LUB Amendments

30-Aug-2022

Rainwater:

- rainwater storage requirements

Watershed Protection:

- Island-wide watershed protection

First Nations:

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

Housing:

- Affordable Housing Strategy: Housing for young families, workers and seniors; community engagement;
- TUPs to include non-tourist accommodation;
- Support the construction of a storage building prior to construction of a principal dwelling;
- short-term vacation rentals of principle dwellings in the R-2 zone;
- strategies for alternative dwelling units;
- ferry workers workforce housing;
- the potential to rezone areas that are suitable for increased density.

Fence height and Derelict vehicles regulations

Future Projects Report

Thetis Island

Housekeeping / Technical Amendments to include:

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

Shoreline:

- Sea Level Rise
- Wharves

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

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

Associated Islands OCP & LUB Review:

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