



Thetis Island Local Trust Committee Regular Meeting Agenda

Date: August 25, 2026
Time: 9:30 am
Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Gabriola Office
700 North Road
Gabriola, BC V0R 1X3

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 PARTICIPATION PERIOD | 9:50 AM - 10:05 AM | |
| 6. | MINUTES | 10:05 AM - 10:10 AM | |
| | 6.1 | Local Trust Committee Minutes dated July 13, 2026 - for adoption | 3 - 7 |
| | 6.2 | Section 26 Resolutions-Without-Meeting Report - none | |
| | 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 August 18, 2026 | 8 - 10 |
| 8. | DELEGATIONS - none | | |
| 9. | APPLICATIONS AND REFERRALS - none | | |

10. LOCAL TRUST COMMITTEE PROJECTS - none
11. CORRESPONDENCE - none
(Correspondence received concerning current applications or projects is posted to the LTC webpage)
12. NEW BUSINESS - none
13. STAFF REPORTS 10:25 AM - 10:50 AM
 - 13.1 Information on Groundwater and Freshwater - Briefing 11 - 43
 - 13.2 Trust Conservancy Report - none
 - 13.3 Applications Report dated August 14, 2026 44 - 45
 - 13.4 Trustee and Local Expense Report dated June, 2026 46 - 46
 - 13.5 Adopted Policies and Standing Resolutions 47 - 50
 - 13.6 Local Trust Committee Webpage
14. WORK PROGRAM 10:50 AM - 11:05 AM
 - 14.1 Active Projects Report dated August 14, 2026 51 - 51
 - 14.2 Future Projects Report dated August 18, 2026 52 - 55
15. UPCOMING MEETINGS
 - 15.1 Next Regular Meeting Scheduled for Tuesday, December 1, 2026 at 9:30 am to be held electronically via Zoom
16. ADJOURNMENT 11:05 AM - 11:05 AM



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: July 13, 2026
Location: Forbes Hall Community Centre
 North Cove Road, Thetis Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager
 Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 2 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 9:33 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations. Local Trustees introduced themselves and acknowledged the Penelakut Tribes as stewards of the land and waters on whose territory the Trustees live and work.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Hunter recommended the book *Unceded* by George Abbott to help understand the reconciliation processes, and noted this is the last in-person meeting of the term for the Local Trust Committee.

Trustee Luckham reflected on the journey of reconciliation taken during the current term, spoke to long term affects of colonialism, and noted there is much to learn from First Nations peoples.

4.2 Chair's Report

Chair Elliott reported the following:

- Committee of the Whole is scheduled to meet the draft Trust Policy Statement referral responses received to date;
- Attended Trust Council and provided meeting highlights.

4.3 Electoral Area Director's Report - none

5. PUBLIC PARTICIPATION PERIOD

A member of the public invited the Trustees to the upcoming Nature of Forest Weekend which will include speakers Mitch Sherrin, retired Captain of Salt Spring Fire & Rescue who will lead a fire smart workshop, Ecologist Dr. Andy MacKinnon who will host a workshop about plants and fungus, and members of the Quw'utsun Cultural Connections Society who will present a discussion on the role of Indigenous knowledge in understanding forest ecology. The speaker also inquired if any groundwater studies will be done on Thetis Island.

A Trustee noted a groundwater study had not been advanced yet and the Cowichan Valley Regional District is supposed to be undertaking a water study for the island.

6. MINUTES

6.1 Local Trust Committee Minutes dated April 20, 2026 - for adoption

By general consent, the Local Trust Committee meeting minutes of April 20, 2026 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated July 3, 2026

Discussion ensued regarding April 20, 2026 Activity 4 with a Trustee stating the importance of staff reporting back about staff-to-staff conversations with Nations to better inform Local Trust Committee decisions. The Regional Planning Manager indicated ways in which to bring information back to the community and Local Trust Committees, through the lens of the Indigenous Relations Action Plan, will be considered; however, a process has not been determined yet.

Discussion ensued regarding the Welsh-Fenton rezoning application and a Trustee stated that some reporting and consultation has occurred with Penelakut Tribes and they noted the importance of ensuring that any input that is received from the Nation is relayed to local Trustees so they can better inform themselves and the public.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 Referral for Response: Proposed Salt Spring Bylaw No. 551 - Memorandum

TH-2026-030

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that Thetis Island Local Trust Committee interests are unaffected by Bylaw No. 551.

CARRIED

9.2 Referral for Response: Proposed Salt Spring Bylaw No. 552 – Memorandum

TH-2026-031

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that Thetis Island Local Trust Committee interests are unaffected by Bylaw No. 552.

CARRIED

9.3 Referral for Response: Proposed Salt Spring Bylaw No. 553 – Memorandum

TH-2026-032

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that Thetis Island Local Trust Committee interests are unaffected by Bylaw No. 553.

CARRIED

9.4 Referral for Response: Proposed Salt Spring Bylaw No. 554 – Memorandum

TH-2026-033

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that Thetis Island Local Trust Committee interests are unaffected by Bylaw No. 554.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS - none

11. CORRESPONDENCE - none

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

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Highlights of Trust Conservancy March 17, 2026 Board Meeting

Received for information

13.2 Islands Trust Conservancy Report to Trust Council 2025-2026

Received for information

13.3 Applications Report dated July 3, 2026

The Regional Planning Manager provided a timeline update on application PLRZ20250072 (Welsh-Fenton) and noted staff are drafting an environmental and archaeological covenant which will be brought forward to the Local Trust Committee at their August meeting if it is ready.

13.4 Trustee and Local Expense Report dated May, 2026

Received for information

13.5 Adopted Policies and Standing Resolutions

Received for information

13.6 Local Trust Committee Webpage - none

14. WORK PROGRAM

14.1 Active Projects Report dated July 3, 2026

Received for information

14.2 Future Projects Report dated July 3, 2026 1054

It was noted that, following the election, the incoming Local Trust Committee might benefit from more detail regarding potential future projects and the following topics were identified as priorities:

- Concerns brought up by Lyackson First Nation regarding appropriateness of a Rural Land Use Bylaw in the marine area affecting upland Reserve lands;
- Associated Islands Official Community Plan and Land Use Bylaw review;
- Update and review the Rural Land Use Bylaw to confirm that it is included in any other bylaw work;
- Include Bute and Dunsmuir Island in the Associated Islands Official Community Plan Bylaw;
- Look at Associated Islands that have no zoning;
- Address concerns identified by the Valdez Island Conservancy and articulated at the April 1, 2025 meeting;
- Summarize any information that came in after the Public Hearing in 2014 and not received by the Local Trust Committee;
- Determine what the Thetis Island community needs to know about the state of groundwater in the Thetis Local Trust Area.

The Regional Planning Manager summarized the updates to the Future Projects list and noted the information will come back to the Local Trust Committee for review at their August meeting.

TH-2026-034

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff report back with information available on the status of groundwater and freshwater sustainability in the Thetis Island Local Trust Area.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, August 25, 2026 at 9:30 a.m. and to be held Electronically

16. ADJOURNMENT

By general consent, the meeting was adjourned at 11:42 a.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Follow Up Action Report

Thetis Island

03-Feb-2026

Progress	Activity	Responsibility	Dates	Status
50%	1 Re: Rezoning application PLRZ20250072 (Welsh-Fenton) : - Staff refer proposed bylaw amendment to relevant agencies, Nations, and the Advisory Planning Commission. - request a covenant under Section 219 of the Land Title Act from the applicant for PLRZ20250072 (Welsh-Fenton) for shoreline ecosystem and cultural heritage protection and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application prior to final adoption consideration. - Schedule a Community Information Meeting and Public Hearing for Bylaw No. 117 upon receipt of a draft covenant.	Margot Thomaidis		In Progress

20-Apr-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 Trust Area Services staff to respond to recommendations in the letter from Penelakut Tribe dated April 16, 2026 as per the Thetis Island Local Trust Committee discussion around engagement to guide future projects. <i>Update: On June 17, 2026 staff met with the Penelakut Tribe Land Committee and agreed that respectful future engagement will be coordinated through the Land Consultant.</i>	Clare Frater Joe Elliott Renee Jamurat		Completed

Follow Up Action Report

Thetis Island

13-Jul-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 The LTC requests a staff briefing regarding the status of groundwater and freshwater sustainability work and/or studies for the Thetis Island Local Trust Area, and to share available information sources for groundwater & freshwater data, maps.	Margot Thomaidis William Shulba	Target: 13-Aug-2026	Completed
100%	2 Staff to forward referral responses to Salt Spring LTC for Proposed Salt Spring Bylaws #551; #552; #553; and #554: Thetis LTC interests are unaffected.	Nadine Mourao		Completed

Follow Up Action Report

Thetis Island

13-Jul-2026

Progress	Activity	Responsibility	Dates	Status
100%	3 Staff to update Future projects list based on discussion from July 13 LTC meeting for August LTC meeting discussion. Draft additions: 1.- Update, Review Rural LUB Bylaw - tbc if this is the same as the electoral area H bylaw. 2.- Update, Review Valdes Island Rural LUB #42 (1998). 3.- Include zoning for Bute & Dunsmuir Islands into the Associated Islands OCP Bylaw #94. 4.-Update OCP and land use bylaw policies, maps to reflect First Nations Reserve lands, contemplate adjacency of land and water zoning with Reserve Lands, clarifying jurisdiction of IT, crown land, Reserve lands. 5.- Capture concerns from April 1, 2025 delegation notes from Valdes Island Conservancy to consider for scope of work for applicable bylaw updates. 6.- Pull in any information that came in after the 2014 Thetis LUB update for public hearing (not received by LTC), to consider for scope of work for applicable bylaw updates. 7.- Examine land use and water zones to update and for consistency with other Thetis land use bylaws (Thetis and Associated Islands).	Renee Jamurat	Target: 10-Aug-2026	Completed

To: Thetis Local Trust Committee

For the Meeting of: August 25, 2026

From: William Shulba, P.Geo.
Senior Freshwater Specialist

Date Prepared: August 12, 2026

SUBJECT: Freshwater Update Thetis Local Trust Area

PURPOSE

The purpose of this briefing is to respond to the Local Trust Committee (LTC) resolution requesting a staff briefing regarding the status of groundwater and freshwater sustainability work and studies for the Thetis Island Local Trust Area (LTA), and to share available information sources for groundwater and freshwater data and maps. Information sources are consolidated in Attachment 1.

BACKGROUND

The Islands Trust Freshwater Sustainability Strategy (FWSS) was adopted in December 2021 with an implementation horizon of 2022 to 2032. The strategy commits Islands Trust to evidence-based freshwater sustainability planning across the Trust Area and is organised around science programs for groundwater sustainability, watershed sustainability, cultural knowledge and engagement, and freshwater sustainability reporting, together with an integrated program of collaboration and advocacy with other agencies.

Under the FWSS Groundwater Sustainability Science Program, two Trust Area projects provide island-specific science for the Thetis Island LTA. The Aquifer Conceptualisation Project (GW Solutions Inc., 2022) collated more than 20,000 provincial well records and produced three-dimensional geological conceptual models, including a model covering Thetis, Reid, and Valdes islands that integrates topography, bedrock geology, wells, water levels, and fractures. The Groundwater Recharge Potential Mapping project (GW Solutions Inc., 2023) mapped groundwater recharge potential across the Trust Area, with outputs including depth to water, bedrock lineaments, and recharge distribution under climate scenarios to the 2090s.

Provincial aquifer mapping identifies four aquifers on Thetis Island, all fractured bedrock, of generally low productivity and moderate to high development and vulnerability; more than 300 well records are registered for the island, and there is no provincial observation well in the LTA.

The Freshwater Footprint is the FWSS methodology for measuring the sustainability of island freshwater at a planning scale. It integrates groundwater productivity (recharge), demand (availability), and risk of saltwater intrusion to aquifers and vulnerability into an island water balance resolved to the parcel and the groundwater region. Methodology development concluded in fiscal 2025/26 with Gabriola Island as the first case study. The Freshwater Footprint is planned to be advanced on Salt Spring Island and Galiano Island as a technical assessment, with community coordination to follow.

The Thetis Island LTA lies within the Cowichan Valley Regional District (CVRD, Electoral Area G). The CVRD delivers the Drinking Water and Watershed Protection (DWWP) program, guided by a Technical Advisory Team (TAT) on which the Senior Freshwater Specialist participates. Through that participation, staff have advocated for the CVRD to investigate improvements to water literacy and watershed protection across the islands of the Thetis Island LTA. On November 28, 2025, staff presented the Islands Trust aquifer conceptualisation and groundwater recharge mapping for the Thetis LTA, together with the Freshwater Footprint methodology, to the TAT. The TAT next meets on August 21, 2026, when CVRD staff will present the updated Pacific Climate Impacts Consortium (PCIC) climate projections for the Cowichan Valley region.

Freshwater sustainability has not been identified as a top priority on the Thetis Island LTC work program during the current term, and the resolution giving rise to this briefing is the first freshwater sustainability resolution moved by the LTC this term, arriving at the close of the term. No island-specific freshwater project has been directed or resourced by the LTC for the Thetis Island LTA this term, and service to the LTA on freshwater matters has run principally through the regional channel described above. Staff did receive some public inquiries from the Thetis LTA regarding the freshwater strategy and freshwater projects in general.

For LTCs that have directed freshwater work, technical and scientific analysis was translated into island-level planning outcomes: the Galiano Island LTC adopted a Groundwater Protection Development Permit Area in 2025, and the Gabriola Island LTC received the first Freshwater Footprint case study with draft schedule maps for their review of the Official Community Plan. The Thetis Island LTA holds a comparable science foundation - aquifer conceptualisation, recharge mapping, and the provincial datasets listed in Attachment 1. That foundation is substantially stronger than at the start of the term, and an incoming LTC oriented early to the FWSS and to the CVRD DWWP program would be positioned to convert it into local priorities, should it choose to.

FOLLOW-UP

The LTC may receive this briefing for information. If the LTC wishes, it could pass a resolution recommending that the incoming LTC consider, early in the new term, an orientation to the CVRD DWWP program and to the Islands Trust Freshwater Sustainability Strategy.

Staff will continue to participate in the CVRD DWWP TAT and will continue to bring information relevant to the Thetis Island LTA, including the updated PCIC climate projections for the Cowichan Valley region, to the LTC's attention.

ATTACHMENT(S)

Attachment 1 - Groundwater and freshwater information sources for the Thetis Island Local Trust Area.

Attachment 2 – Aquifer Conceptualisation and Groundwater Recharge Mapping in the Thetis LTA Presentation to CVRD DWWP November 2025.

Reviewed By: Stephen Baugh
Date: August 13, 2026

Attachment 1 - Groundwater and freshwater information sources, Thetis Island LTA

Source	Custodian	What it provides
Groundwater Wells and Aquifers application (GWELLS), apps.nrs.gov.bc.ca/gwells	Province of BC	Registered well records, mapped aquifer boundaries, and aquifer summaries for Thetis Island
iMapBC and BC Water Resource Atlas	Province of BC	Spatial layers for aquifers, wells, water licences, and Freshwater Atlas streams, lakes, and wetlands
Provincial Groundwater Observation Well Network (PGOWN)	Province of BC	Long-term aquifer water-level monitoring; no station in the Thetis Island LTA, nearest stations are off-island
Islands Trust Area Aquifer Conceptualisation models (GW Solutions Inc.)	Islands Trust	Aquifer concepts and three-dimensional geological models, including the Thetis, Reid, and Valdes islands model
Islands Trust Area Groundwater Recharge Potential Mapping (GW Solutions Inc., 2023)	Islands Trust	Recharge potential, depth to water, and lineament mapping with climate scenarios; Thetis outputs available
Aquifers and Wells - Thetis Island map (2018)	Islands Trust	Island overview of the four fractured-bedrock aquifers, well statistics, and vulnerability characterisation
Islands Trust MapIT web mapping	Islands Trust	Trust Area web mapping including freshwater and natural environment layers
Freshwater Footprint methodology and Gabriola case study	Islands Trust	Island freshwater sustainability assessment method and first case study, reported to the Gabriola Island LTC in 2026
CVRD Drinking Water and Watershed Protection program, cvrd.ca	CVRD	Regional water monitoring, reporting, education, and watershed protection initiatives; TAT meeting materials
Climate Projections for the Cowichan Valley Regional District (PCIC)	CVRD and PCIC	Regional climate change projections; updated projections to be presented to the DWWP TAT on August 21, 2026



AQUIFER CONCEPTUALISATION AND GROUNDWATER RECHARGE MAPPING

Thetis Local Trust Area

CVRD Technical Advisory Team

Nov 28 2025



Islands Trust

William Shulba, P.Geo
Senior Freshwater Specialist
freshwater@islandstrust.bc.ca

*To preserve and protect the trust area
and its unique amenities and environment for the benefit
of residents of the trust area and of the province generally,

in cooperation with municipalities, regional districts,
improvement districts, other persons and organizations
and the Government of British Columbia*



ISLANDS TRUST AREA GROUNDWATER SUSTAINABILITY SCIENCE PROGRAM

Islands Trust Area Aquifer Conceptualisation Project

Islands Trust Area Groundwater Recharge Mapping Project

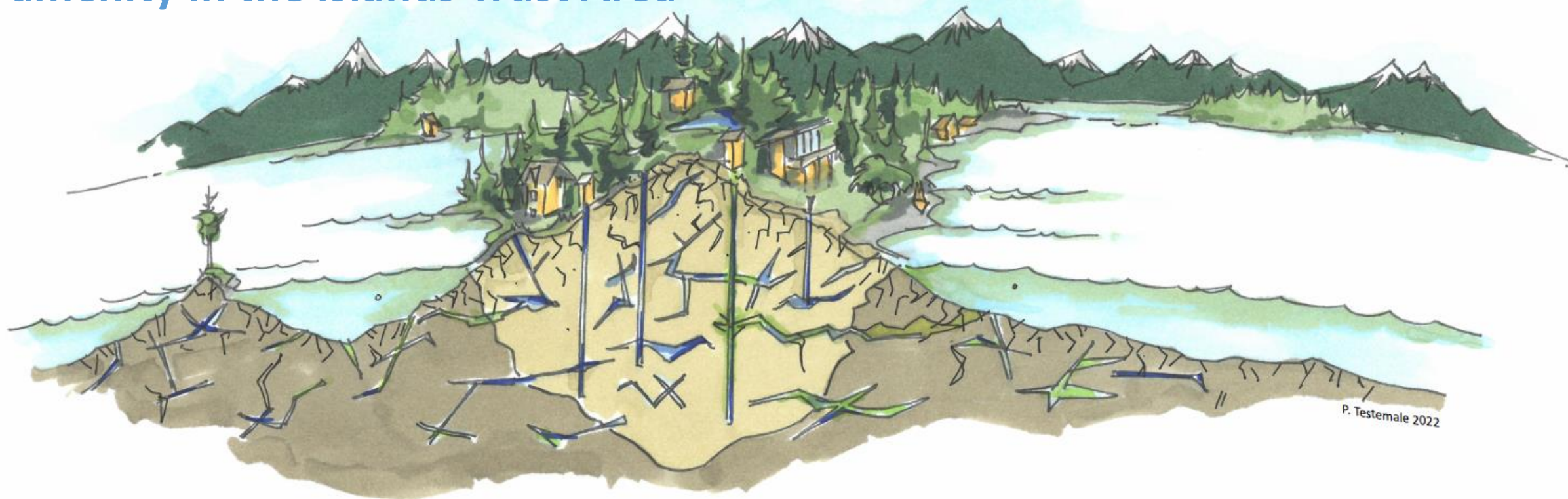
Groundwater Implementation Project : *Connecting Science to Planning*

Freshwater Footprint Methodology



IslandsTrust

Groundwater is a unique amenity in the Islands Trust Area



All groundwater comes from **meteoric** water.
Rain, snow, and fog provide all essential freshwater for island life.



Establishing the ***Freshwater Footprint*** of the Islands Trust Area is a giant leap in evidence-based sustainability planning.

Historically, precautionary principles aided planning through a lack of knowledge of groundwater recharge, availability, and vulnerability.

However, with a changing climate and increasing societal stresses....

We cannot use the past to plan for the future.



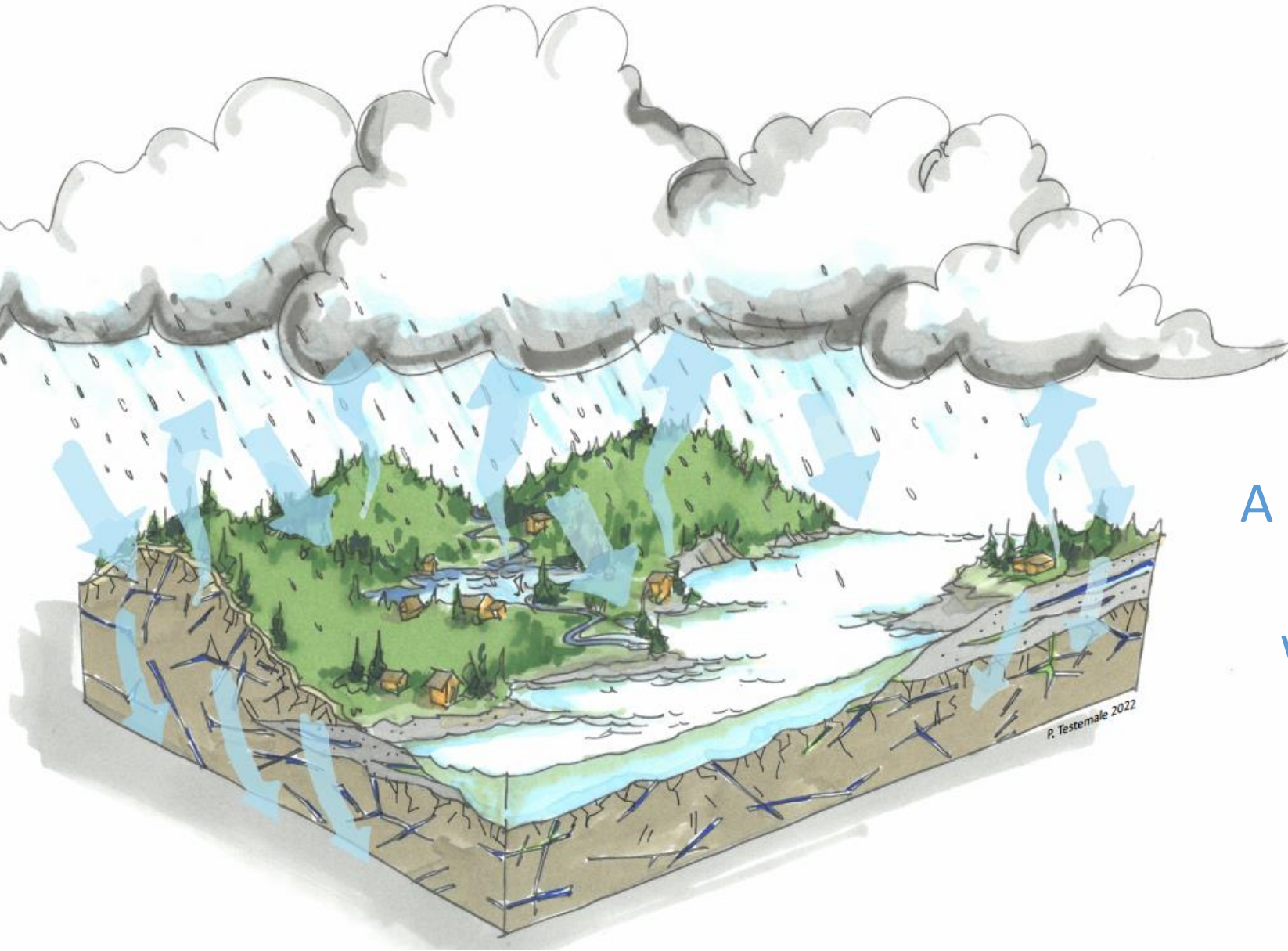
ISLANDS TRUST AREA AQUIFER CONCEPTUALIZATION PROJECT

Groundwater Sustainability Science Program



Islands Trust

What is an Aquifer?



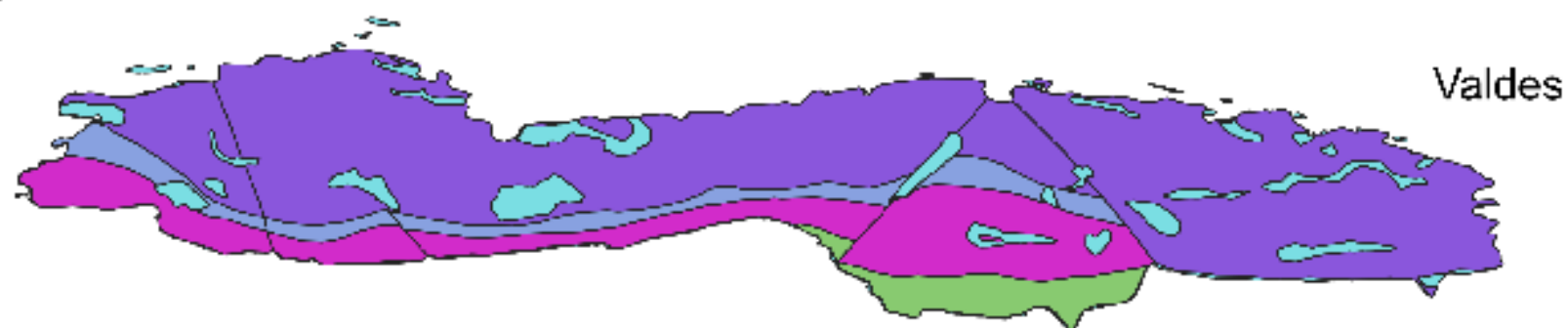
A subterranean geological unit that can store and transmit water in useful quantities for domestic, industrial, and ecological use.



Unique Geology?

Island aquifers are unique since they are considered as a catchment basin rather than an extensive layered geological stack

<https://all-geo.org/highlyallochthonous/2008/02/layer-cake-stratigraphy/>



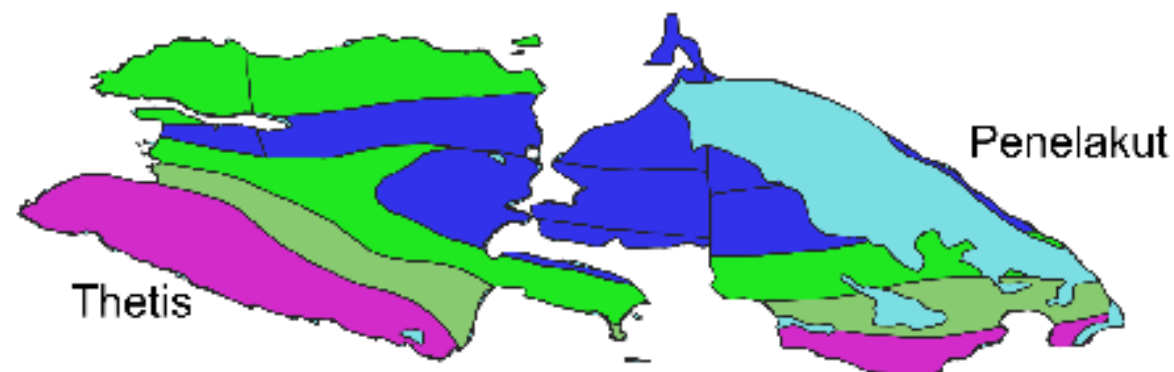
Valdes

Reid



Bedrock Stratigraphic Units

- Northumberland (uKN)
- Cedar District (uKNCd)
- Comox (uKNCo_B)
- De Courcy (uKNDc)
- Gabriola (uKNGa)
- Geoffroy (uKNGo)
- Northumberland Conglomerate (uKNN)
- Spray (uKNS)
-



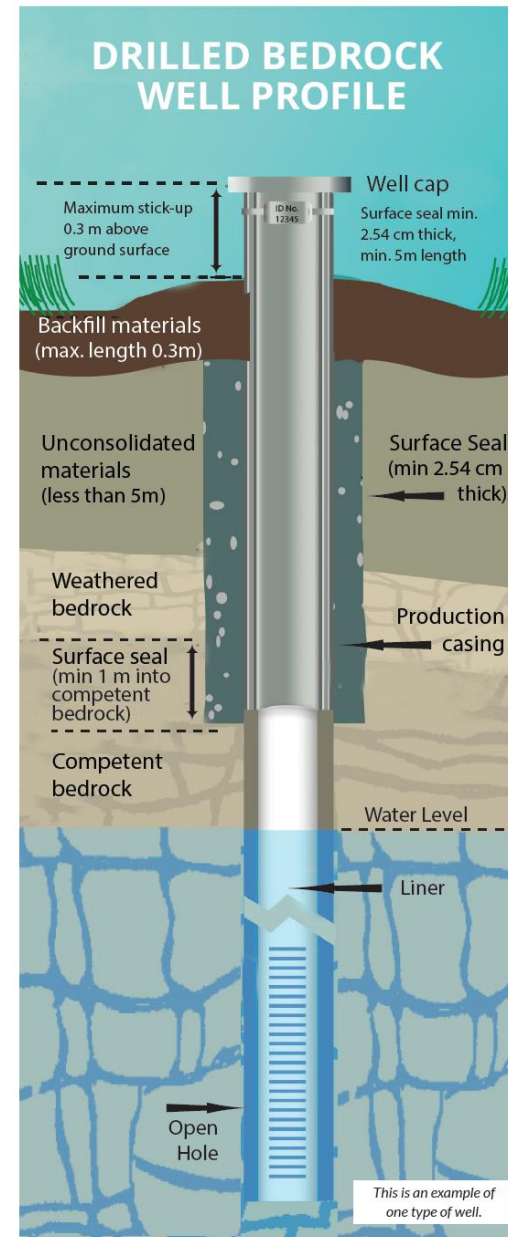
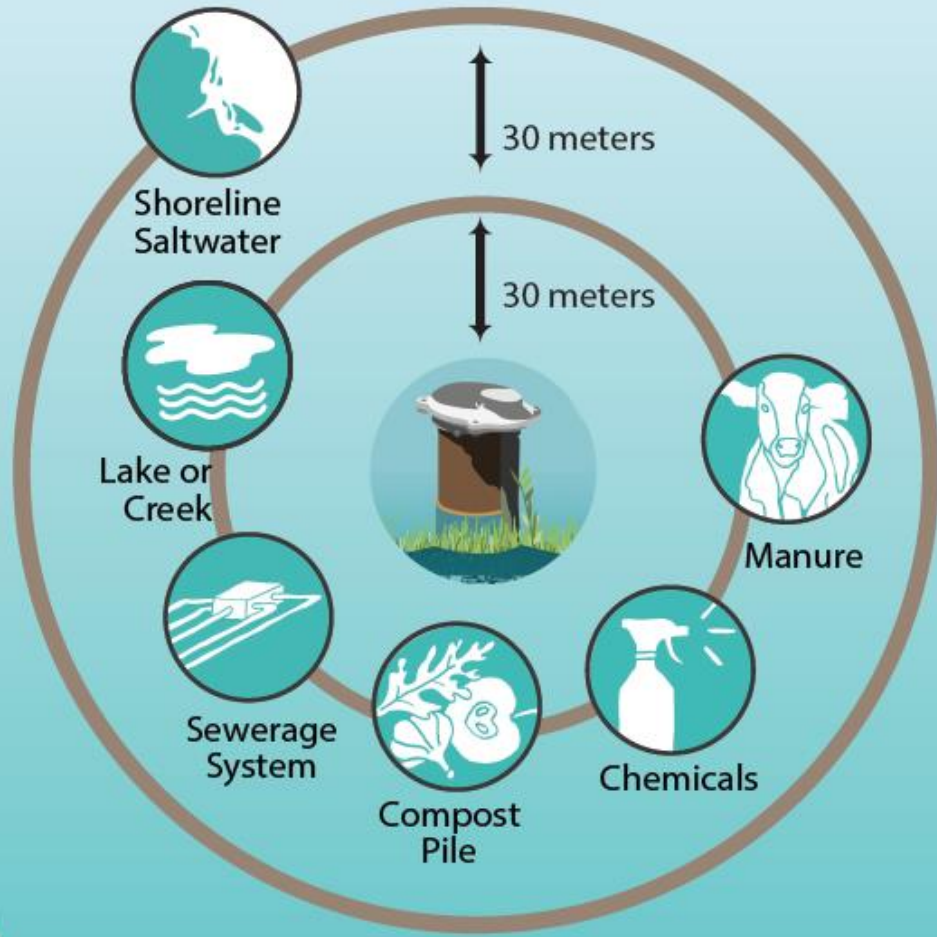
Penelakut

Thetis

0 2 4 6 8 km



WELL LOCATION



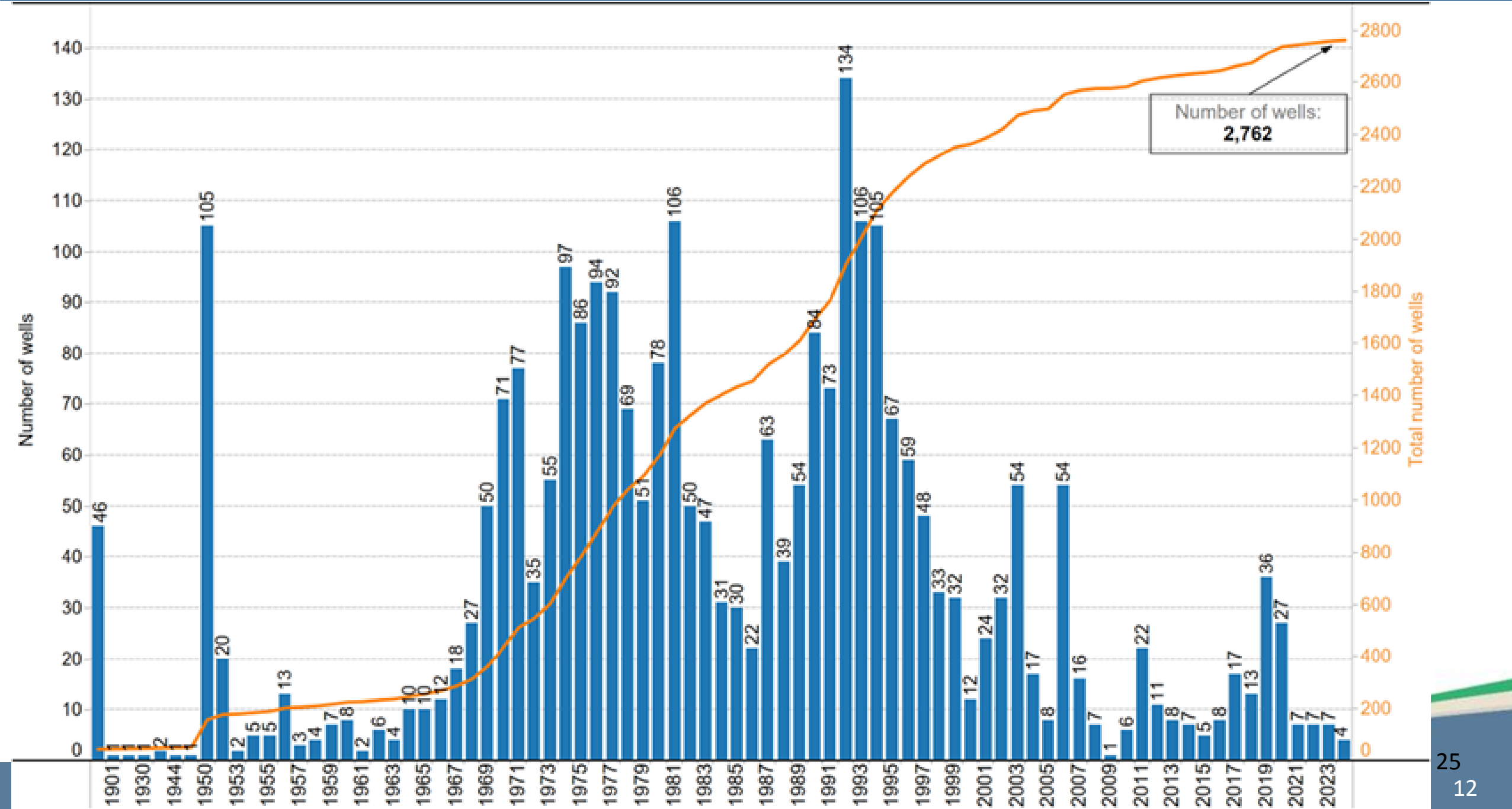
What is a well?

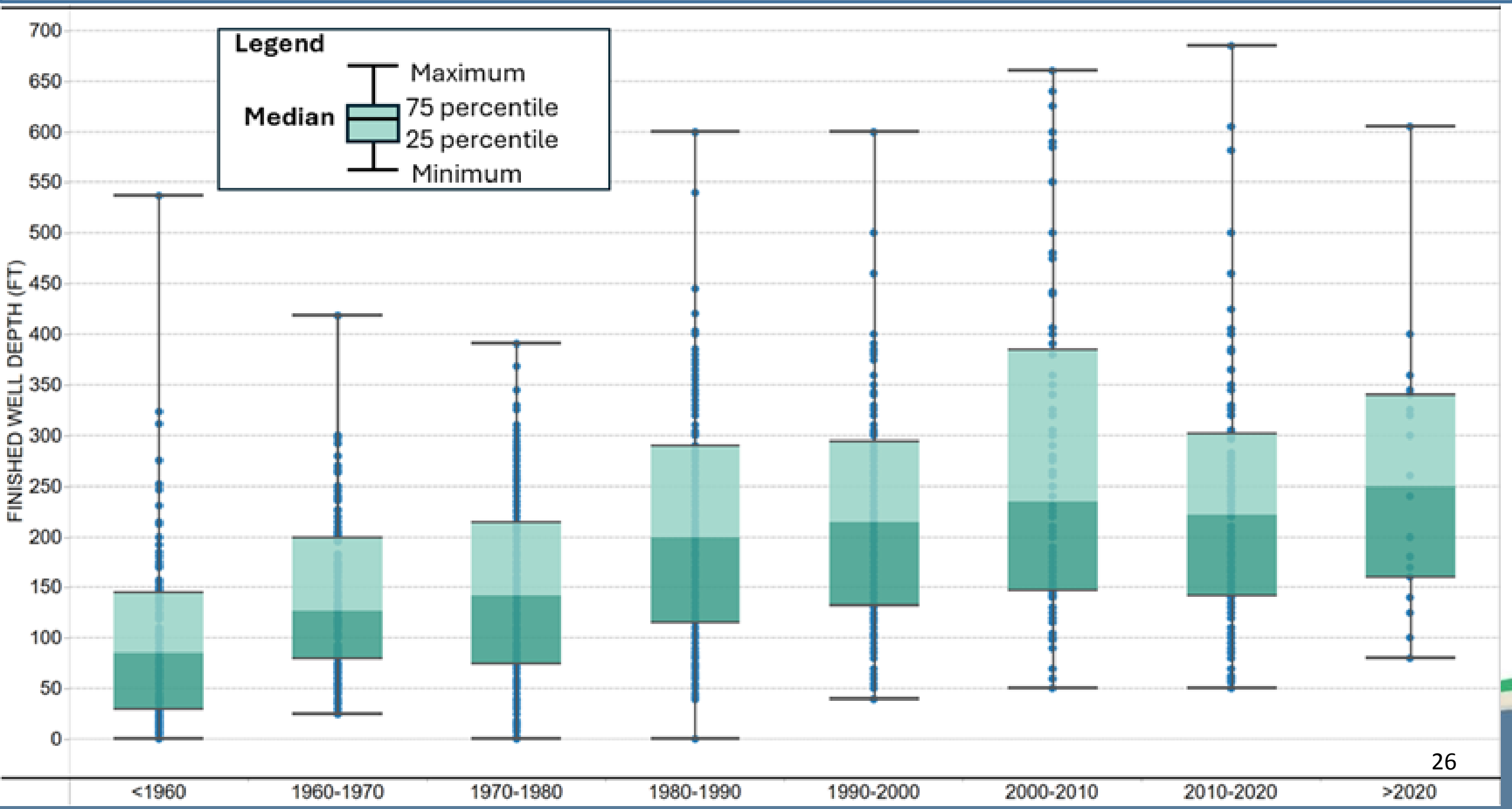
Provides homeowners, municipalities, industry, and farms access to water stored underground

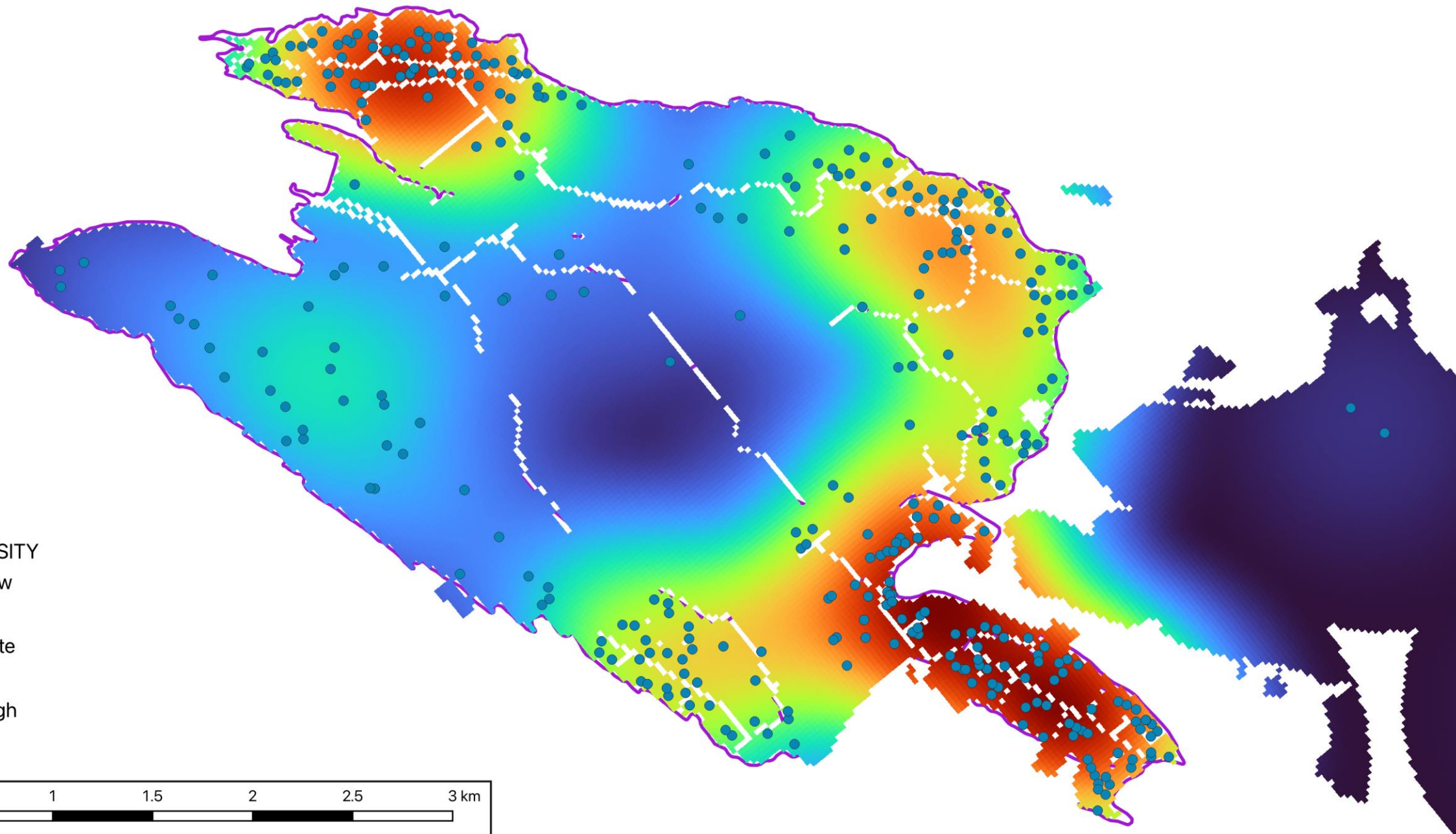
Well Records

The Islands Trust Area has high domestic well density compared to other regions in the province.

Using machine learning from over 20,000 groundwater well records valuable data was collated into this project.







WELLS DENSITY

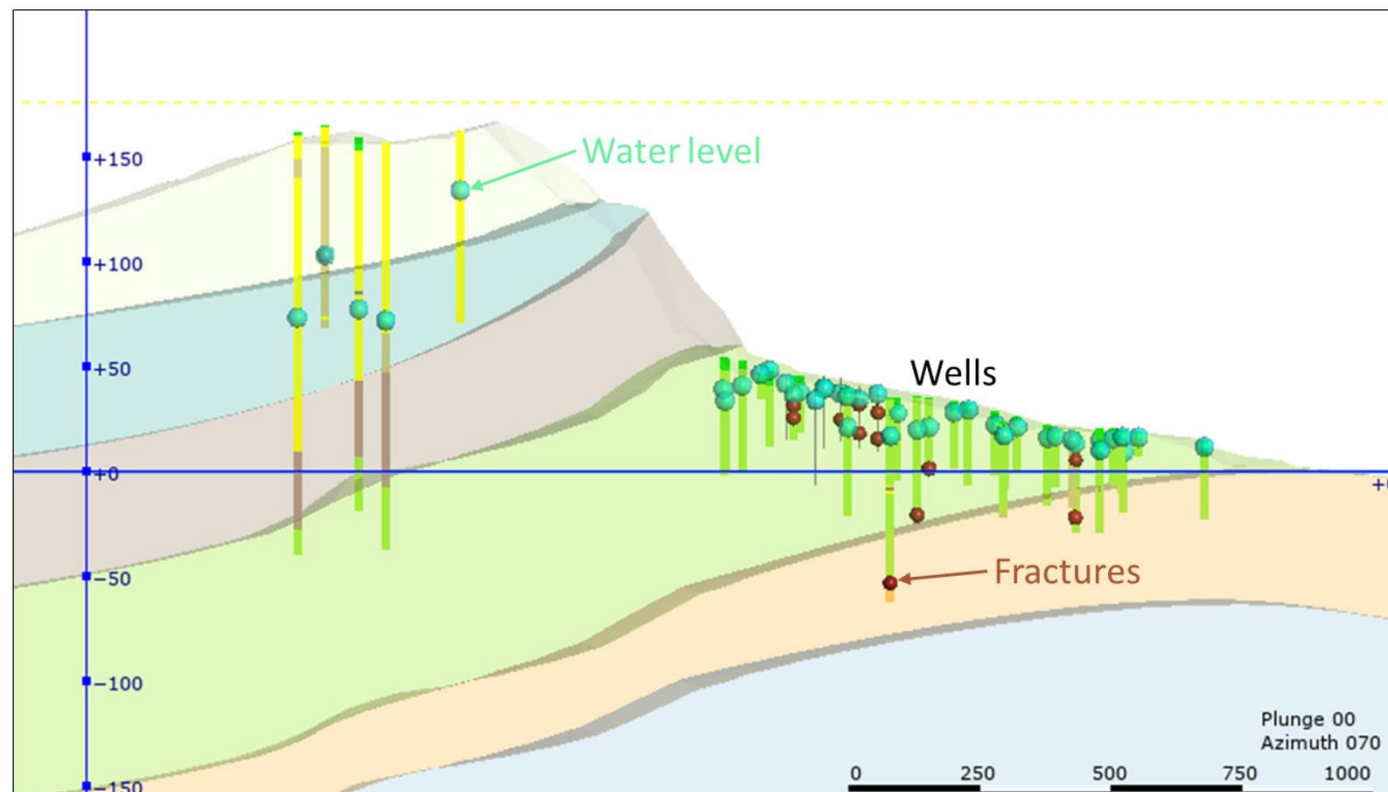
- Very Low
- Low
- Moderate
- High
- Very High

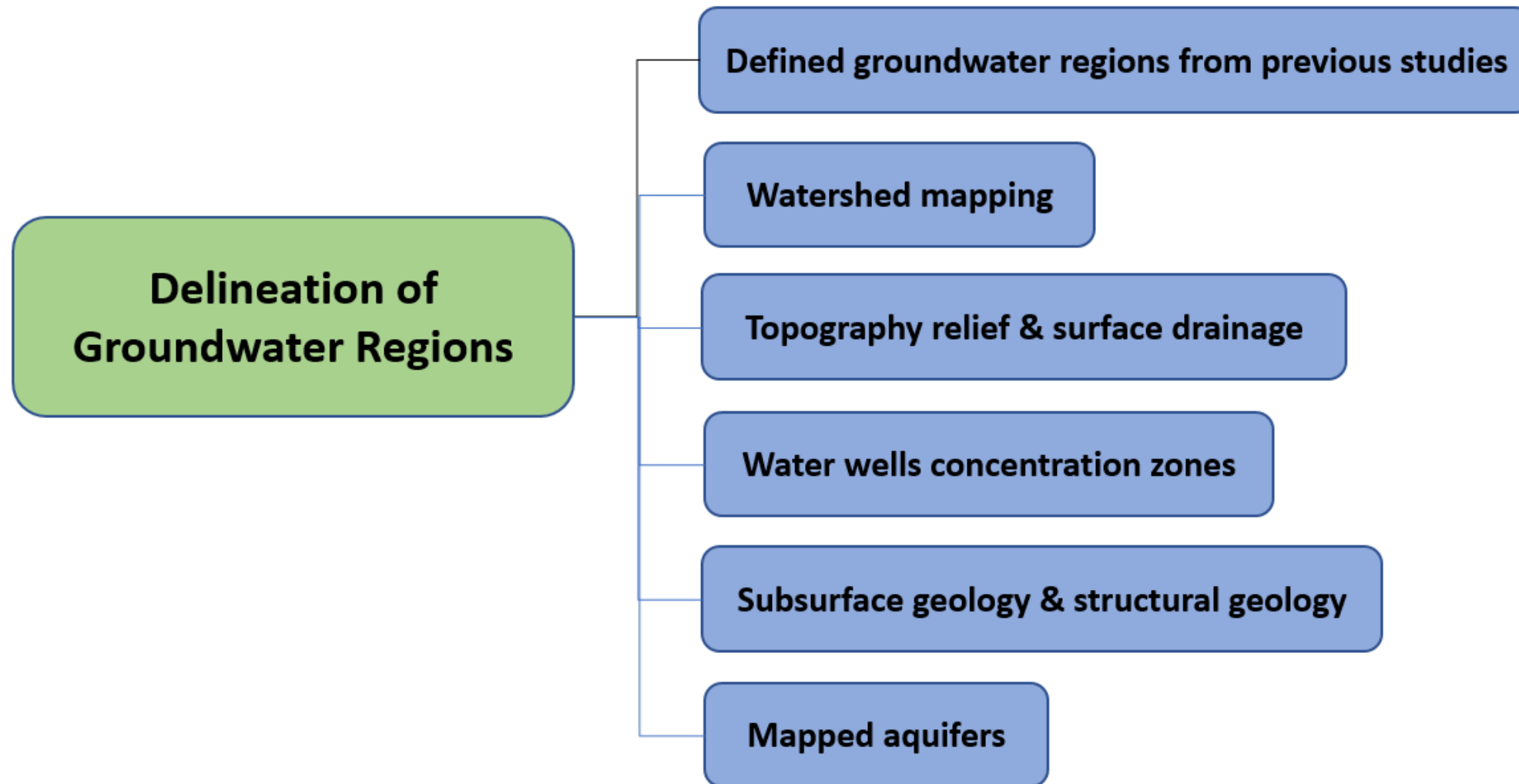
0 0.5 1 1.5 2 2.5 3 km

Well Records

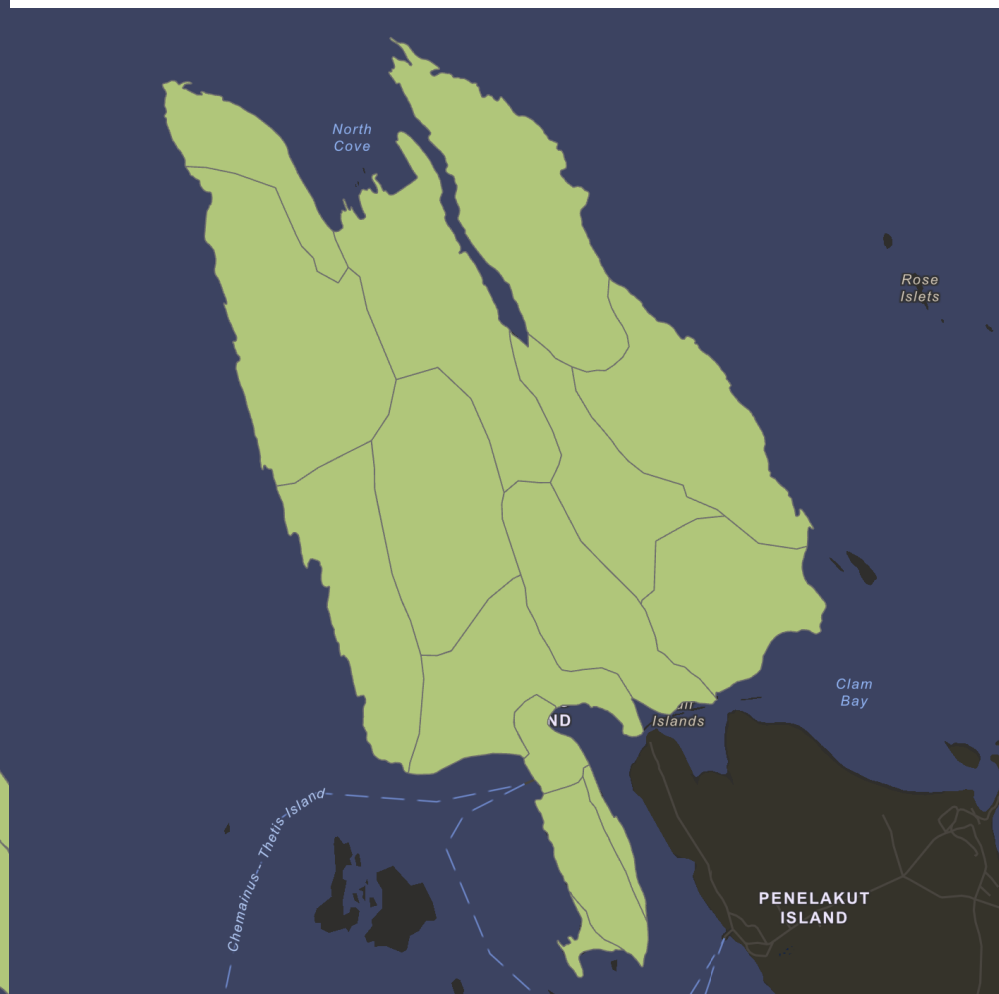
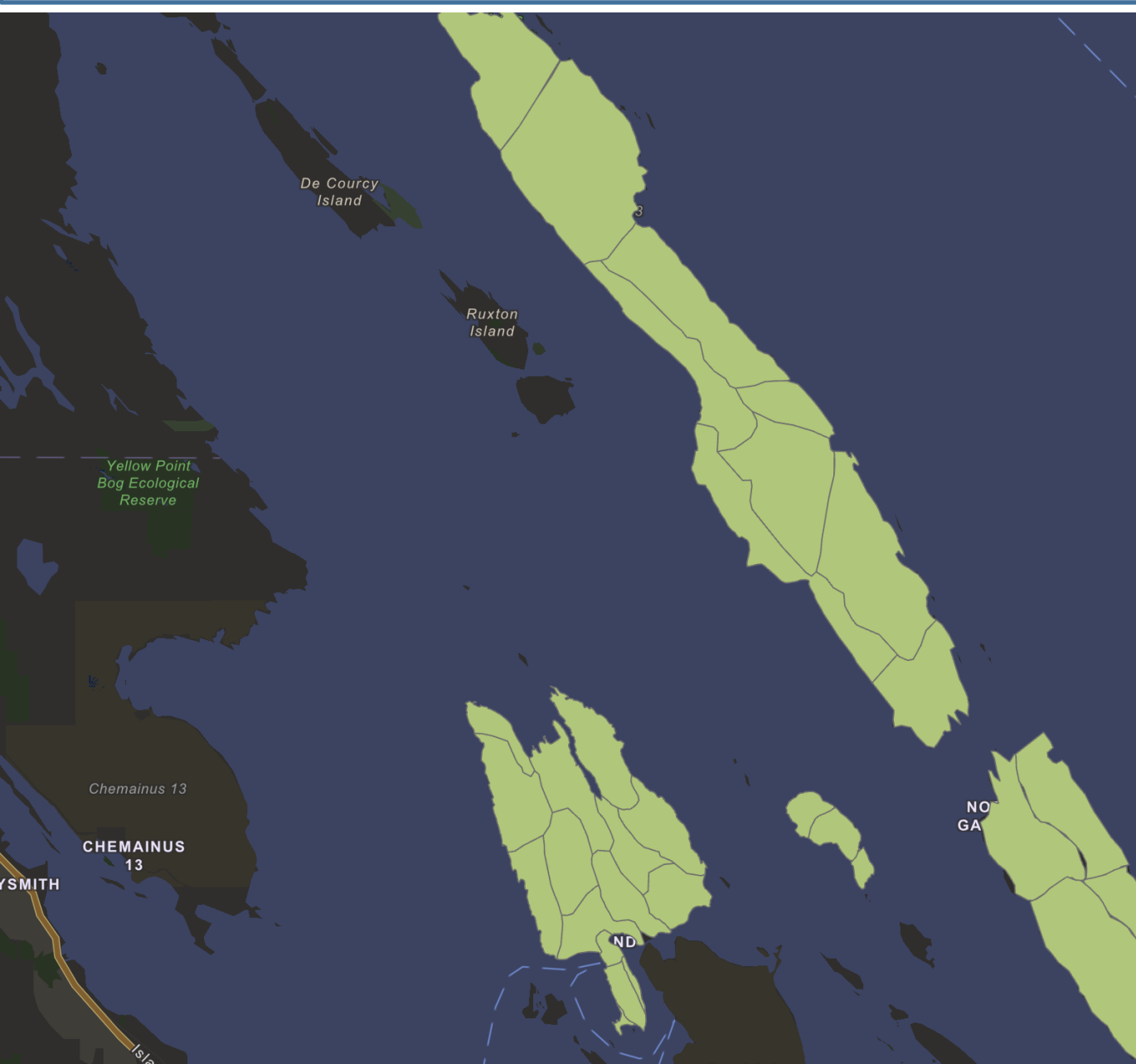
Well record data includes
Important information.

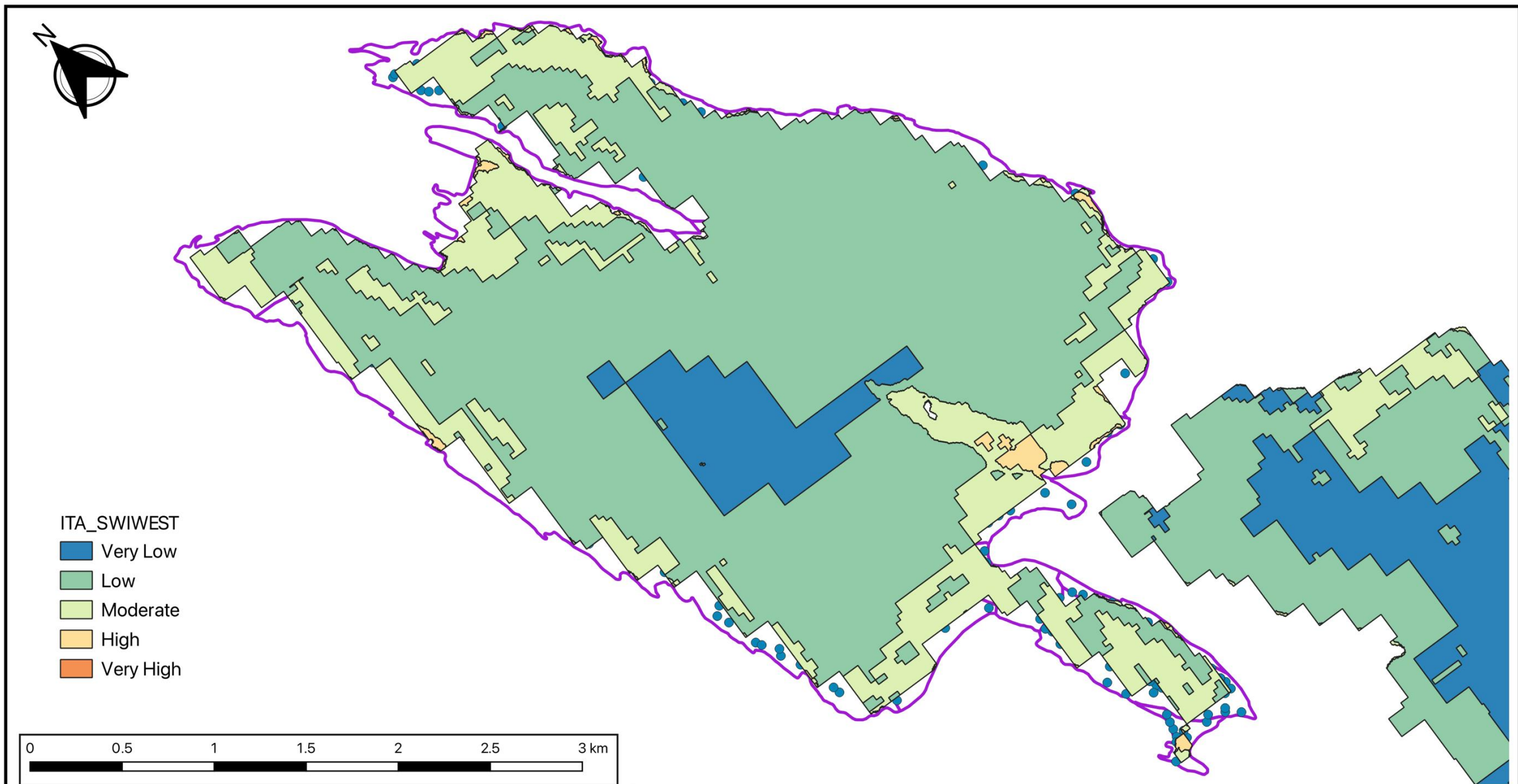
Can be used to predict
groundwater resources or
identify water quality issues





Groundwater regions are ***Water Management Units*** for land-use planning and water authorizations.





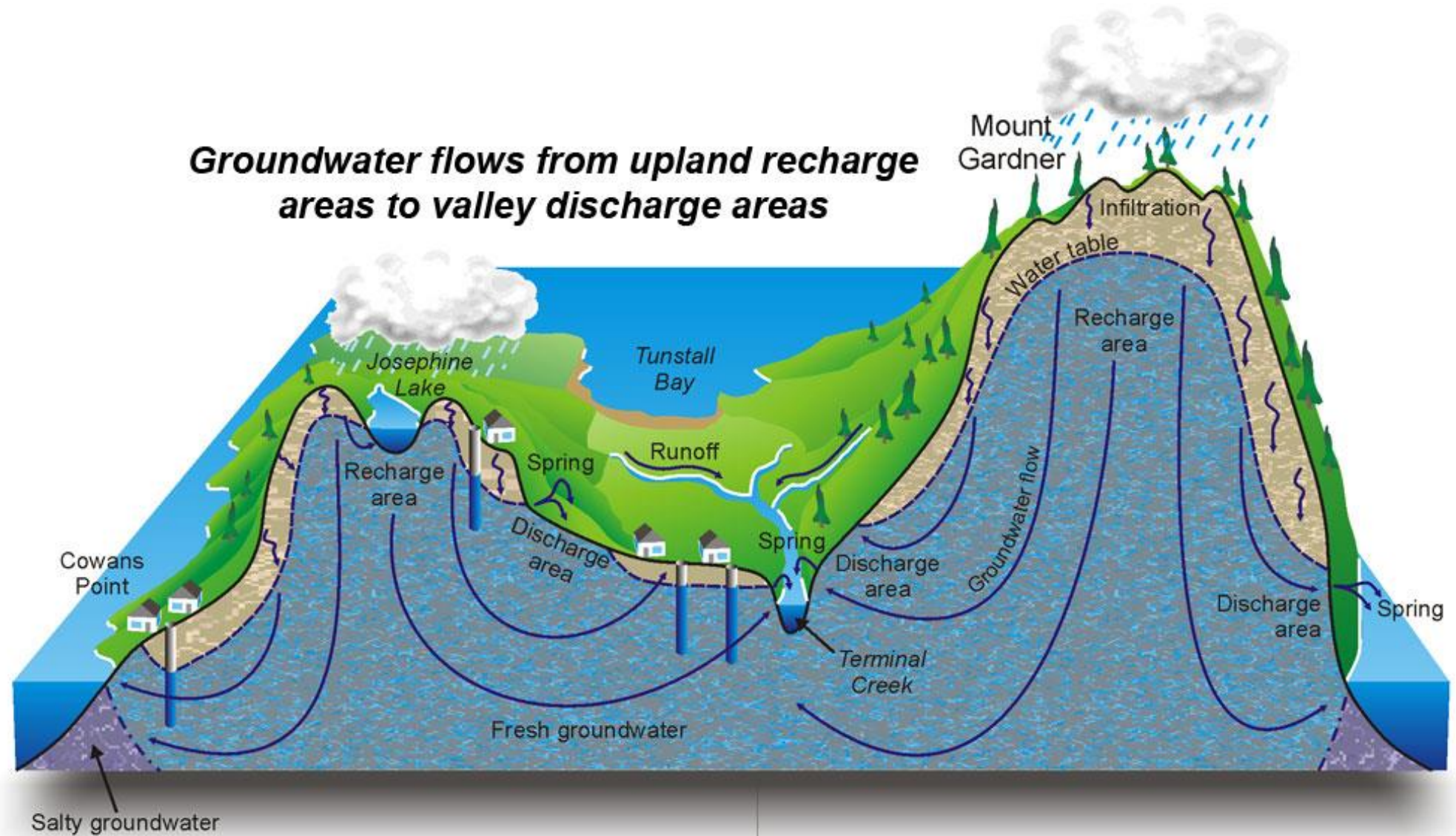


ISLANDS TRUST AREA GROUNDWATER RECHARGE MAPPING PROJECT

Groundwater Sustainability Science Program

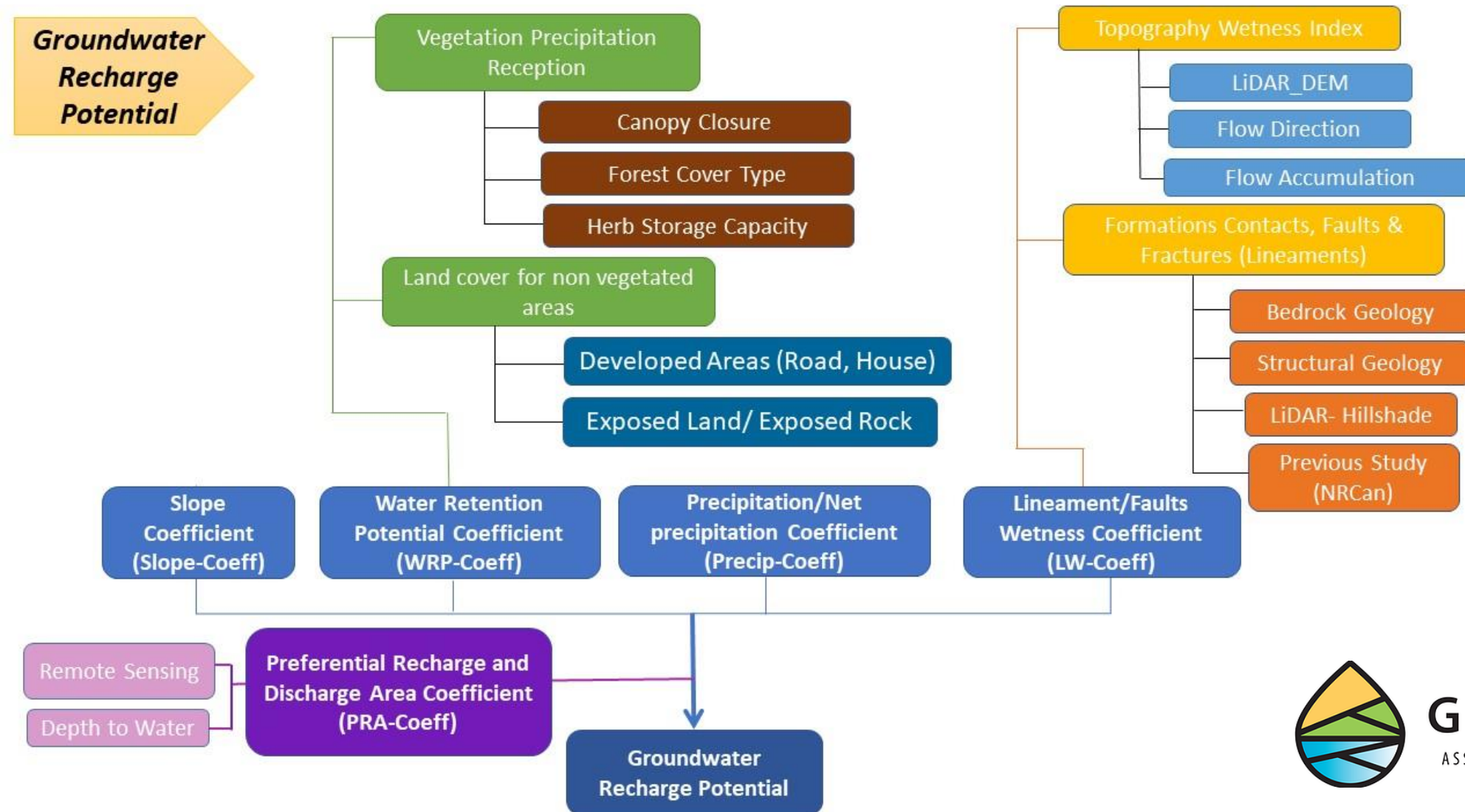


Islands Trust





Ecosystem role in groundwater recharge potential considered.



GW SOLUTIONS
ASSESSMENT & PROTECTION OF GROUNDWATER

Thirsty forests make healthy soils

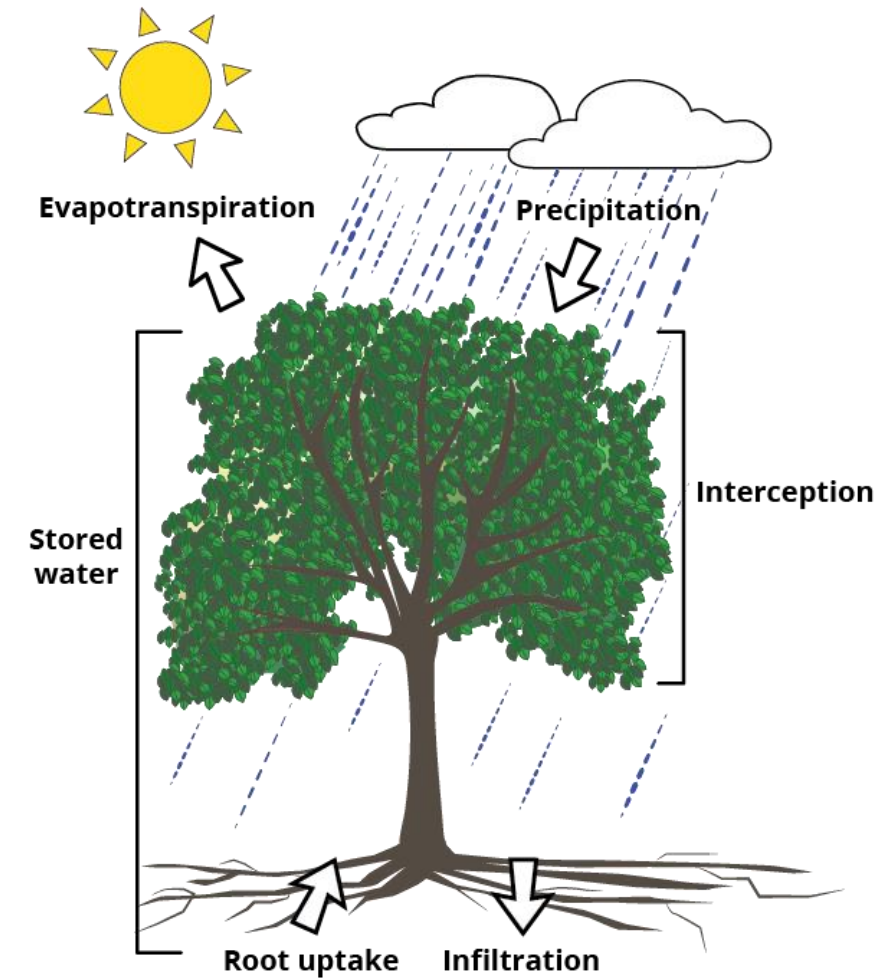
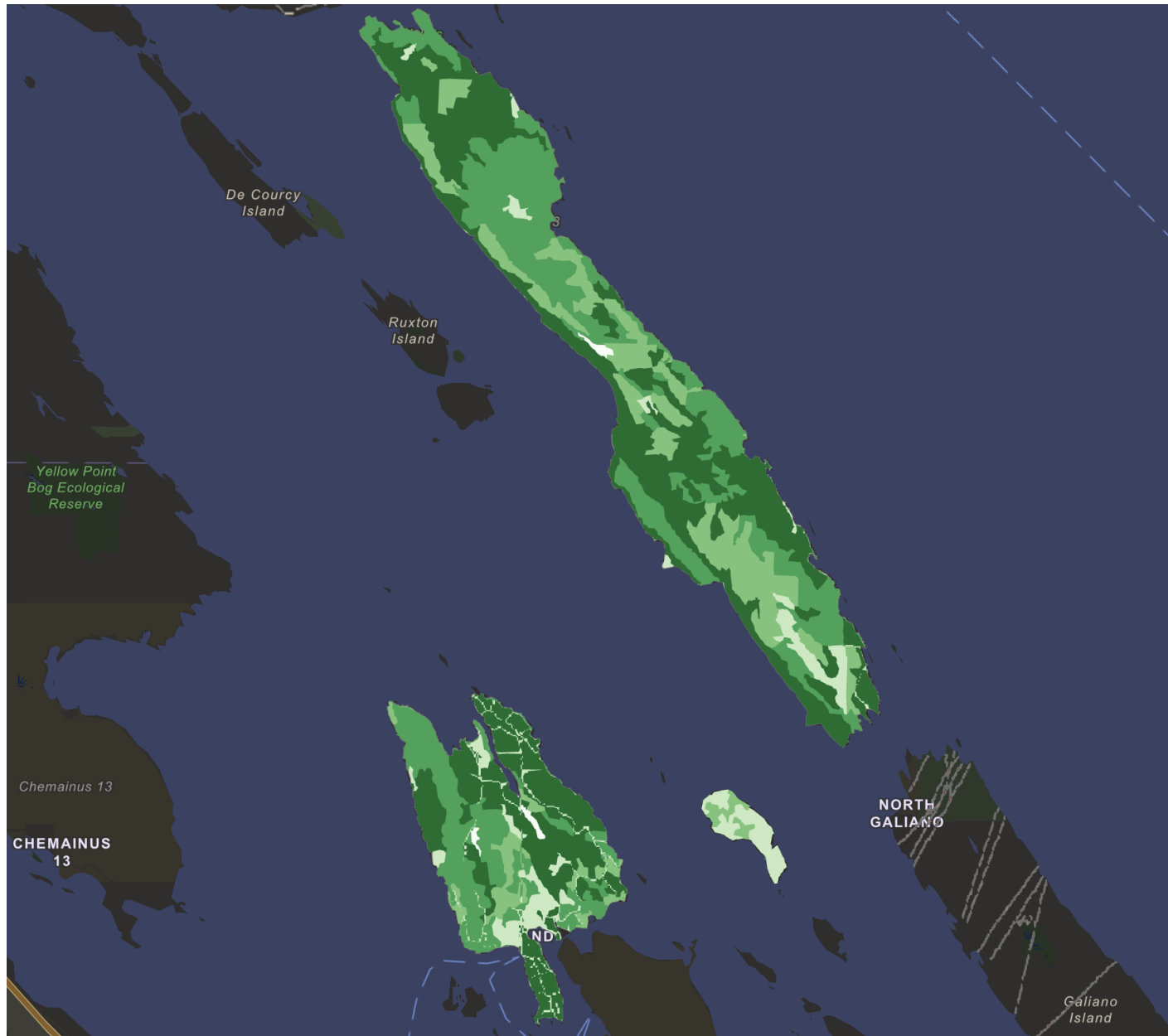




Healthy watersheds and thirsty trees support groundwater recharge and support soil moisture through ***capillary pressure***.

Forests are Freshwater Stewards.

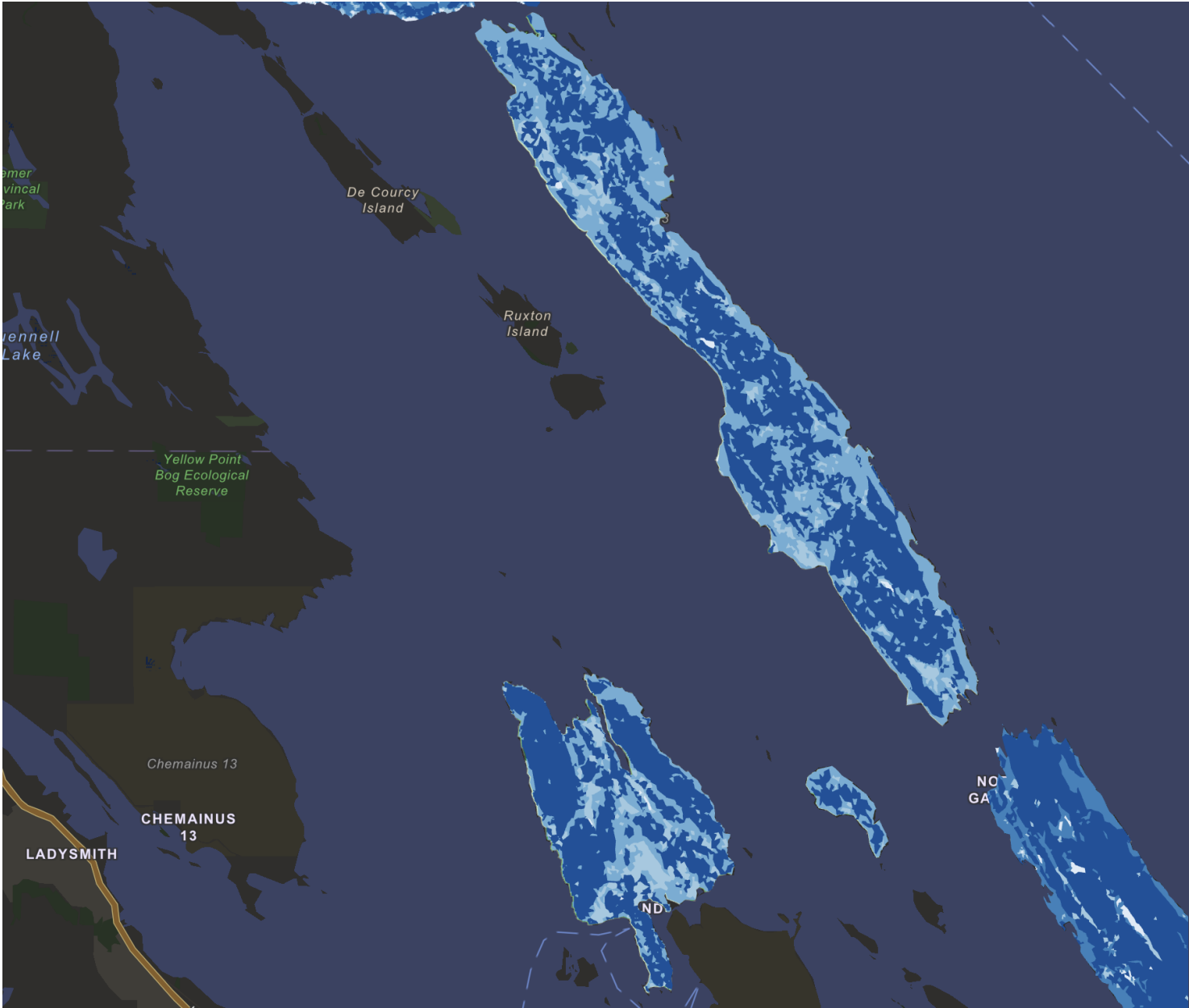




How much rain does not make it to the ground?

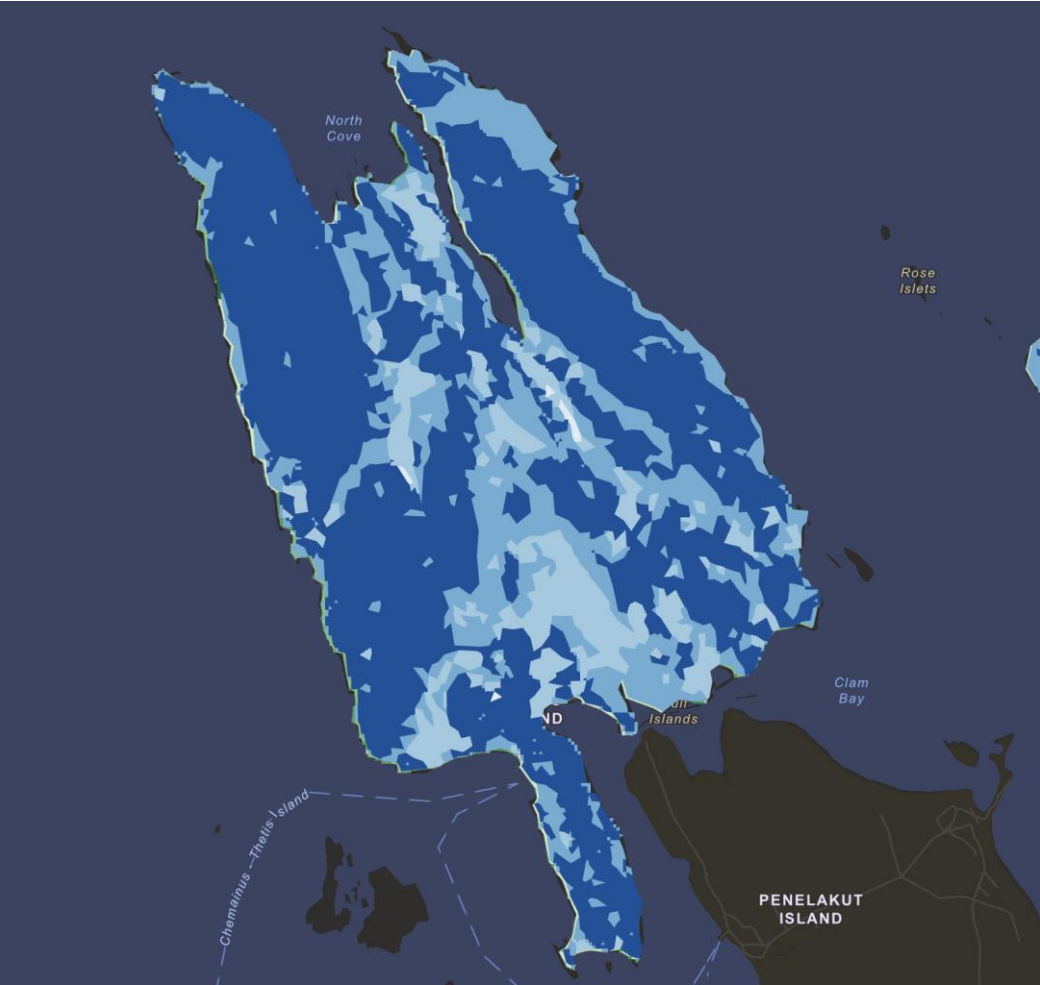


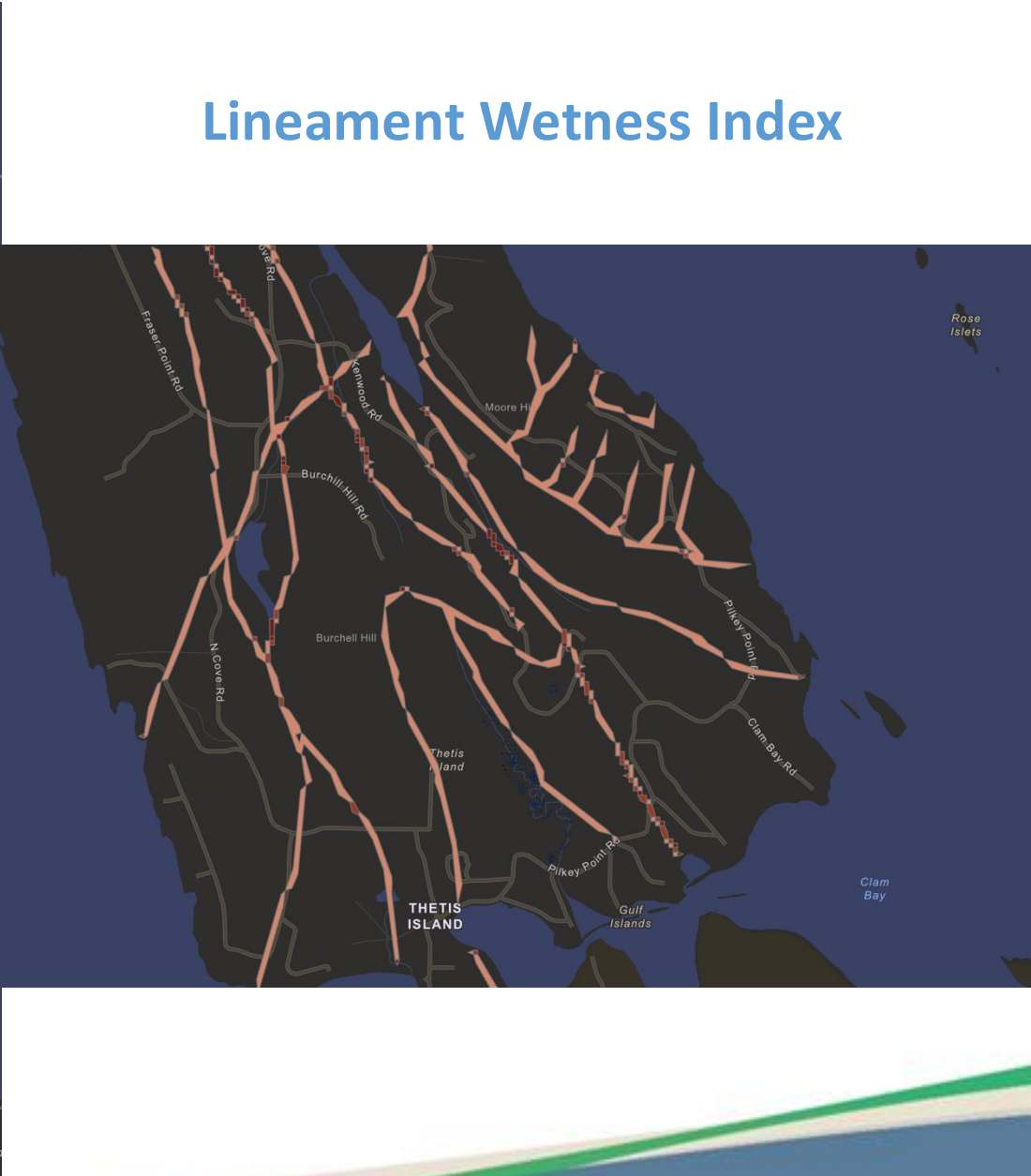
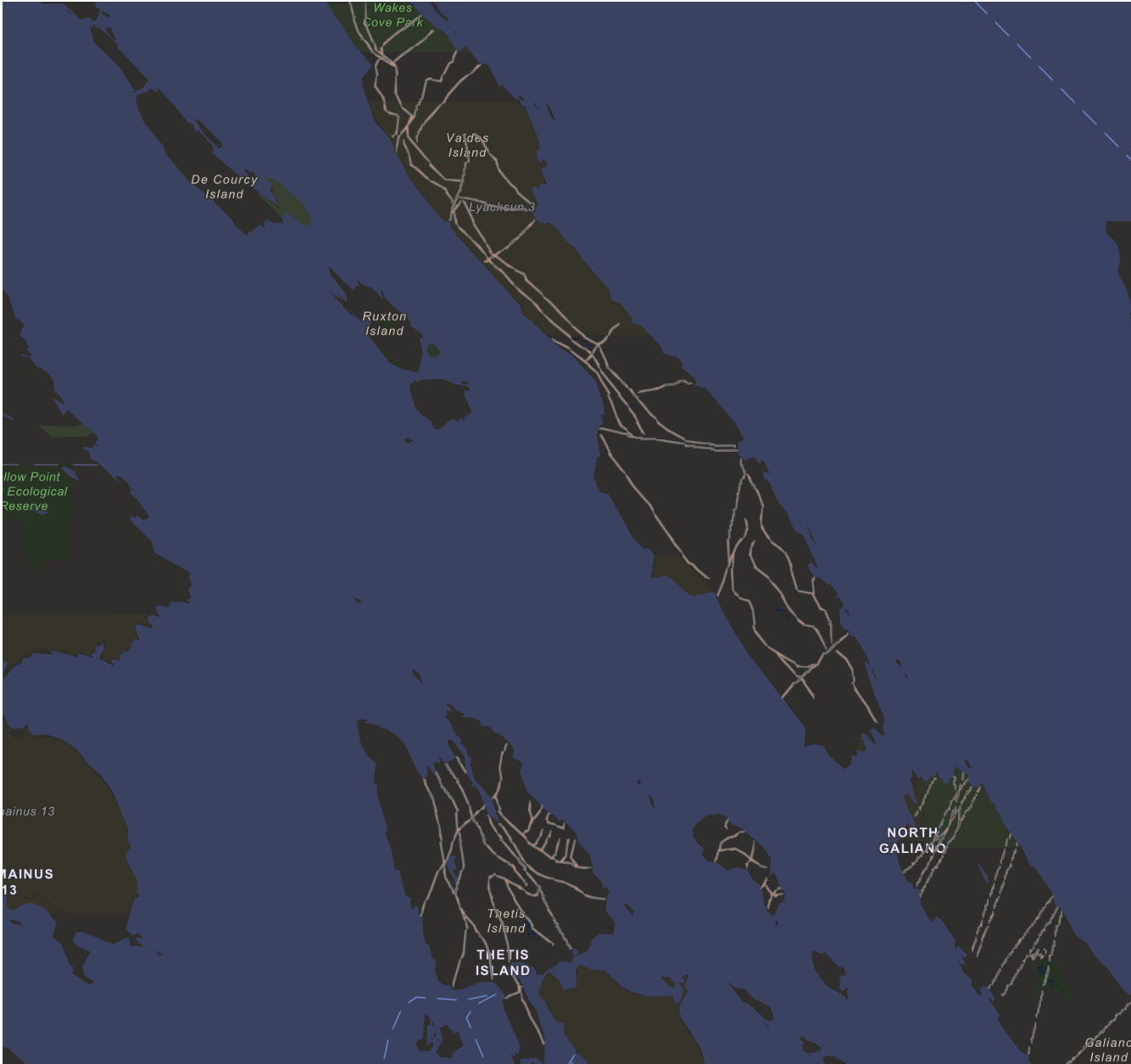
**Mapping Wet Areas...
from Space with Sentinel**

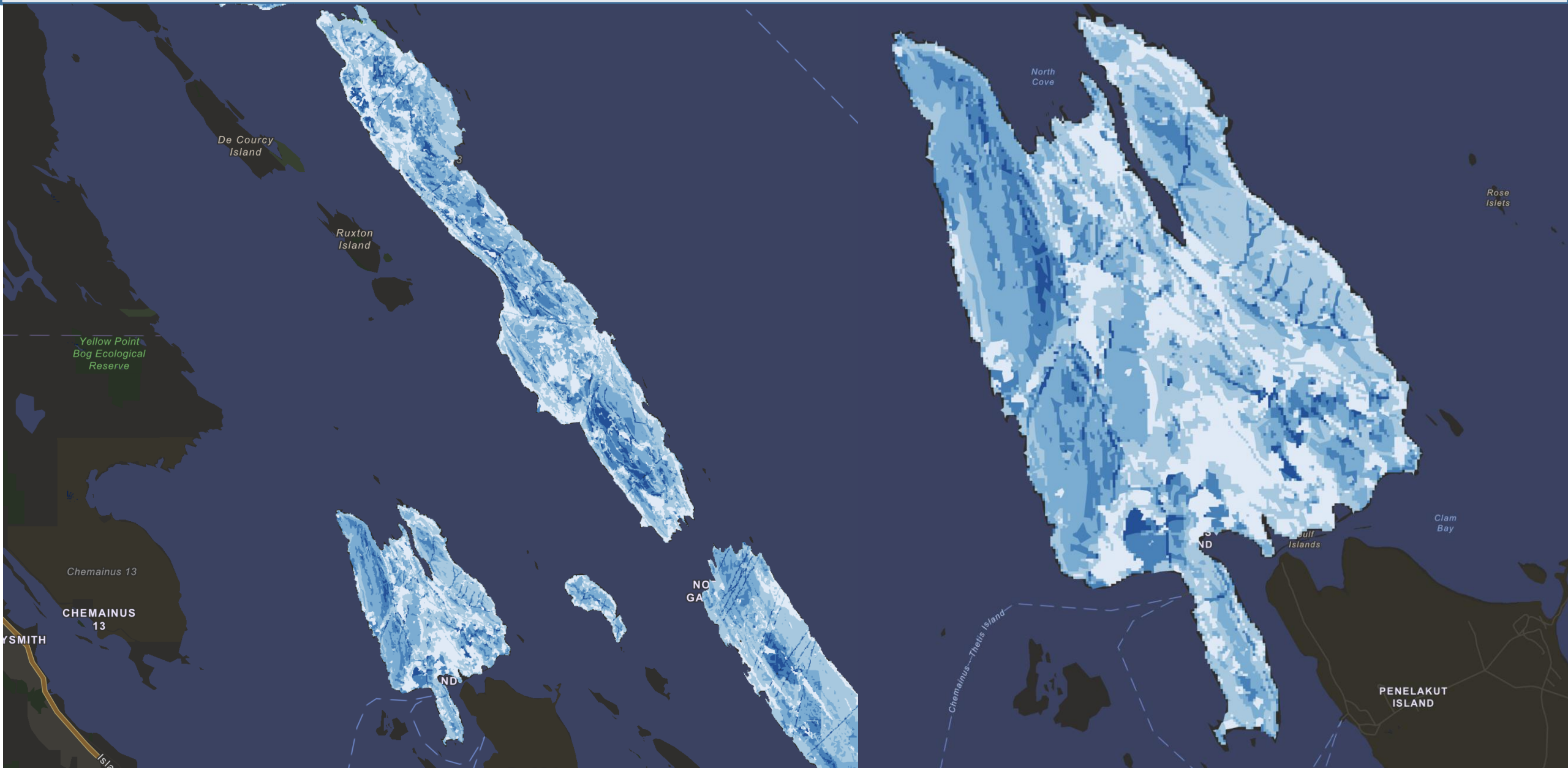


Discharge Probability...

The wet areas on the island







Water

it's more than a symbol
or a metaphor.

WE ARE INTERCONNECTED
WITH LAND, AIR &
Water.

WE HEAR it in
THE WORDS and
STORIES of our
GRANDPARENTS

THIS is
10,000 YEARS of KNOWING.

our CREEKS and RIVERS
allow us to HAVE
SPIRITUAL BATHS...

TO HEAL OURSELVES.

WE COME from
the WATER...

WE NEED
A BRIDGE OF UNDERSTANDING
THAT INCLUDES our
SACRED RELATIONSHIP.

WE GET TO REST, BUT
THE WATER is
ALWAYS at WORK.

IT TEACHES ABOUT
PATIENCE, RESPECT,
DEATH AND BIRTH

RIVERS ARE THE VEINS
of
MOTHER
EARTH.

it is ALIVE.
& HAS A SPIRIT.

EDUCATING ABOUT THE PAST AND PRESENT...!
SO WE CAN PROTECT & PRESERVE FOR THE FUTURE!

IT IS OUR GROCERY STORE, our PHARMACY,
our SCHOOLS and our TRANSPORT and our
SACRED PLACES.

it's NOT A RESOURCE...
IT IS a RELATIONSHIP.

THERE ARE IMPACTS AT EVERY SCALE





Thetis Local Trust Committee

Open Applications

Report

Print Date: August 14, 2026

Agricultural Land Reserve

Application Number	Applicant Name	Date Received	Address	Purpose
PLALR20260327	Ann Dickie	8/6/2026	294 MISSION RD	Application to subdivide 19.97 hectare of agricultural parcel into two lots
Planner		Status	Most Recent Completed Activity	
Rob Pingle		Under Review	Add Optional Referrals	

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20260071	Steven Bruce Halls	2/18/2026	0 HUDSON ISLAND	Variance application to permit existing cargo lift, walkway, deck and sauna on Hudson Island
Planner		Status	Most Recent Completed Activity	
Margot Thomaidis		Under Review	Add Optional Referrals	

Thetis

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	Administrative Review	Generate and Send Referral Response Form		

Islands Trust
 LTC EXP SUMMARY REPORT F2027
 Invoices posted to Month ending June 2026

670 Thetis Invoices posted to Month ending June 2026		<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65050-670	LTC "Executive Expense on LTC's"	576.00	86.42	489.58
65200-670	LTC - Local Exp - LTC Meeting Expenses	480.00	262.02	217.98
TOTAL LTC Local Expense		<u>1,056.00</u>	<u>348.44</u>	<u>707.56</u>
Projects				
TOTAL Project Expenses		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Thetis Island Local Trust Committee Policies & Standing Resolutions

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

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

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

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

Active Projects Report

	Responsible	Dates
--	-------------	-------

Activity:

Future Projects Report

Thetis Island

1. *Minor Project - Thetis Island Target LUB Review (Rainwater, Fences, and Derelict Vehicles)*

Responsible

Date Received

UPDATE APRIL 2026: Minor LUB amendment project (draft bylaws prepared, but proceeded no further as of April 2026. RESOLUTIONS TH-2026-019 & TH-2026-020.

30-Aug-2022

·2000 imperial gallon rainwater catchment and storage requirements for the property when constructing new single family dwellings and guest cottages\n

·Fence NBS setback and height regulations\n

·Derelict vehicles definition and updated regulations

*April 20, 2026 LTC Agenda report for reference.

-work on minor project from June 2025-April 2026.

2. *Administrative*

Responsible

Date Received

30-Aug-2022

3. *Advocacy and Communications*

Responsible

Date Received

LOU: Letter of Understanding between the Thetis LTC and the Cowichan Valley Regional District

30-Aug-2022

4. *OCP*

Responsible

Date Received

Active Transportation

30-Aug-2022

Future Projects Report

Thetis Island

5. *Bylaw Enforcement*

Responsible

Date Received

N/A

30-Aug-2022

6. *OCP & LUB*

Responsible

Date Received

Future Projects Report

Thetis Island

Possible Thetis OCP & LUB Amendments (updated July 13, 2026)

30-Aug-2022

Watershed Protection:

- Island-wide watershed protection

First Nations:

- Early and meaningful engagement
- Acknowledgement language
- De-colonizing document language
- Incorporating FN recommended language
- Update OCP and land use bylaw policies, maps to reflect First Nations Reserve lands,

contemplate adjacency of land and water zoning with Reserve Lands, clarifying jurisdiction of IT, crown land, Reserve lands.

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.

Housekeeping / Technical Amendments to include:

Future Projects Report

Thetis Island

- 4.3(d) amend to say: In addition to s.4.3(a), (b), and (c)...
- Pull in any information that came in after the 2014 Thetis LUB update for public hearing (not received by LTC), to consider for scope of work for applicable bylaw updates.
- Capture concerns from April 1, 2025 delegation notes from Valdes Island Conservancy to consider for scope of work for applicable bylaw updates.

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.
 - Examine land use and water zones to update and for consistency with other Thetis land use bylaws (Thetis and Associated Islands).
 - Include zoning for Bute & Dunsmuir Islands into the Associated Islands OCP Bylaw #94.
 - Update, Review Rural LUB Bylaw - tbc if this is the same as the electoral area H bylaw.
 - Update, Review Valdes Island Rural LUB #42 (1998).
-