



# Thetis Island Local Trust Committee

## Regular Meeting Addendum

Date: February 3, 2026  
Time: 9:30 am  
Location: Electronic Meeting

---

	<b>Pages</b>
<b>11. LOCAL TRUST COMMITTEE PROJECTS</b>	<b>11:25 AM - 11:45 AM</b>
<b>11.1 Minor Project: Targeted Land Use Bylaw Amendment - Staff Report</b>	<b>2 - 18</b>



Islands Trust

# STAFF

# REPORT

File No.: 6500-20-2025 (Projects)

DATE OF MEETING: February 3, 2026

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2  
Northern Team

SUBJECT: Thetis Island Targeted Land Use Bylaw Update – Minor Project 2025/2026

## RECOMMENDATION

1. That the Thetis Island Local Trust Committee endorse the Thetis Island Targeted Land Use Bylaw Update Revised Project Charter v.2 to reflect the revised project scope and timeline.
2. That the Thetis Island Local Trust Committee request staff to prepare a draft bylaw amendment to the Thetis Island Land Use Bylaw regarding their Targeted Land Use Bylaw Update Minor Project 2025-2026, to address the following proposed amendments:
  - a) A 2000-imperial gallon rainwater collection requirement for new residential dwelling units and cottages;
  - b) Rainwater collection cistern and tank exemptions from floor area and lot coverage regulations;
  - c) A 7.6 metre fence setback requirement from the natural boundary of the sea and a 2.0 metre maximum fence height regulation; and
  - d) A revised definition of ‘derelict vehicle’.

## REPORT SUMMARY

The purpose of this report is to provide the Thetis Island Local Trust Committee (LTC) with an update regarding their Targeted Land Use Bylaw Update Minor Project for the 2025-2026 fiscal year, share resolutions and recommendations from the Thetis Advisory Planning Commission, and seek direction to draft bylaw amendments based on early feedback. This report also addresses the necessary revisions to the Project Charter to update the scope of work and the timeline to continue this project into the next fiscal year.

## BACKGROUND

At the June 2025 regular business meeting, the LTC passed the following resolution with respect to this Minor Project:

### **TH-2025-015**

that the Thetis Island Local Trust Committee endorse the draft Project Charter, dated June 3, 2025 for the Targeted Land Use Bylaw Amendment Updates – Rainwater, Fences, and Derelict Vehicles minor project.

## CARRIED

The purpose of the project is to review rainwater catchment, fence setbacks, and derelict vehicle regulations as part of a targeted Land Use Bylaw review, aligning more closely with the Official Community Plan objectives and policies. Since the LTC last considered the Project Charter in June 2025, the project timeline has shifted and early feedback has been gathered. A revised version of the Project Charter with revised timeline and scope of work is provided in **Attachment 1**, for LTC endorsement.

The Advisory Planning Commission met on January 13, 2026 to consider a referral of the previous endorsed Project Charter. The Commission's discussion regarding the Project, resolutions, and recommendations to the LTC from that meeting are found in the DRAFT meeting minutes in **Attachment 2**.

### ANALYSIS

#### **a) Regulating the requirement for a 2000-imperial gallon cistern for rainwater collection for new residential dwelling units and cottages.**

The Thetis Island Advisory Planning Commission (APC) indicated support regarding requiring a minimum 2000-gallon non-potable rainwater collection system for new residential development. The APC and other public comments cited additional concerns as follows:

- water storage requirements should be relevant to the scale and the nature of development on the property;
- the placement of tanks should not be subject to additional regulatory requirements;
- the costs of water storage and the need for affordable housing should be balanced with the value of water conservation; and
- a review of similar water storage requirements on other islands should be conducted.

A basic review of other Local Trust Areas (LTAs) regulation reveals that there are no consistent rainwater collection regulations across all Trust Areas. A summary table of rainwater collection requirement regulations is found in **Attachment 3**. LUBs for Denman, Gabriola, Galiano, Mayne, Salt Spring, and Saturna each contain requirements for rainwater collection in association with residential dwelling development, however the minimum cistern capacity requirements vary, as follows:

- **3,785 litres** (833 imperial gallons) for a secondary dwelling unit, where permitted by Temporary Use Permit in the Denman LUB;
- **13,640 litres** (3,000 imperial gallons) for a secondary suite in the Mayne LUB;
- **18,000 litres** (3,960 imperial gallons) for a dwelling including a cottage in the water management area and Community Housing 1 and 2 zoned areas in the Galiano LUB;
- **21,820 litres** (4,800 imperial gallons) for any new residential building, visitor accommodation unit, or any addition to a residence or visitor accommodation unit that exceeds 11.6 square metres (125 square feet) of floor area in the water management area depicted on Schedule C in the Saturna LUB; and
- **22,500 litres** (4,949 imperial gallons) for a single-family dwelling unit in Resource Residential 2 (RR2) zoned areas in the Gabriola LUB.

The Project's current proposal of a **9,092 litre** (2,000 imperial gallon) minimum cistern capacity requirement for rainwater collection for all new residential dwelling units and cottages appears less restrictive than most other Island LUB requirements for new residential dwelling unit construction. As proposed, this bylaw amendment would not require installation of a rainwater collection cistern when

making an addition or renovation to an existing residential dwelling unit or cottage. However, it would require one when building a new residential dwelling unit or cottage, even in the case of replacing a previously decommissioned or demolished dwelling unit on the same lot.

Many of the bylaws that require rainwater collection also exempt rainwater catchment storage systems (cisterns and tanks) from lot line setbacks or floor area calculations in an effort to alleviate general constraints on the size of buildings and lot coverage. In the Thetis LUB, cisterns may project into the setback area up to one half of the setback distance for structures in the zone, but they are still included in floor area and lot coverage calculations.

**Staff recommend the LTC consider revising the scope of work for this project to include additional amendments to the LUB to exclude cisterns from the definitions of *floor area* and *lot coverage*. The revised Project Charter v.2 reflects this proposed amendment in the scope of work.**

These amendments would be in alignment with the [Islands Trust Freshwater Sustainability Strategy 2022-2032](#) and supported by the following Policies and Advocacy Policy within the Thetis Island Official Community Plan (OCP).

Thetis Island OCP Reference	Details
<b>3.4 WATER SYSTEMS - WATER SYSTEM POLICIES</b>	
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
<u>Advocacy Policies</u>	
6.	Landowners are encouraged to: ...b) install and use rainwater catchment systems.
<b>4.1 NATURAL RESOURCES - <u>Water Conservation Policies</u></b>	
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:  ...d) Collection, storage, and use of rainwater as an alternative to groundwater.  e) Discouragement of the use of groundwater for irrigation and other nondomestic uses.

**b) Regulating fence setbacks from the natural boundary of the sea in all zones.**

The Thetis APC indicated support for an amendment to the fence siting and setback regulations to prohibit them in the 7.6 metre setback to the natural boundary of the sea. One APC member was opposed, for the following reasons:

- Shoreline privacy concerns
- Animal control concerns
- Erosion of private property owners’ rights

- Inability to protect private gardens near the waterfront
- Confusion around existing and future non-conforming status of fences

Public correspondence received after the meeting noted concerns about the fate of existing fences along the shoreline, in particular the one at St. Margaret’s Cemetery, for the purposes of public safety and land protection. *Local Government Act* Division 14 — Non-conforming Use and Other Continuations would apply to any existing fences located in the setback to the natural boundary of the sea, should the bylaw amendment be adopted.

In the Thetis LUB, all buildings must be sited at least 7.6-metres from the natural boundary of the sea. Most structures must be sited at least 6.0 metres from the natural boundary of the sea, with a few exceptions depending on the zone. Fence setbacks are not regulated in the LUB, and fence heights are not regulated the same as other LUBs in the Trust Area, most of which limit fences to a maximum of 2.0 metres in height. The maximum height of a fence could be 8.0 metres, 11.0 metres, or 12.5 metres, depending on the zone in the Thetis Island LUB.

**Staff recommend the LTC consider revising the scope of work for this project to include additional amendments to the LUB to limit fence heights, in alignment with other fence regulations across the Islands Trust. This has been added to the revised Project Charter v.2 in the scope of work.**

These amendments would be supported by the following Policy within the Thetis Island OCP.

Thetis Island OCP Reference	Details
<b>4.1 NATURAL RESOURCES – Marine and Coastal Resources Policies</b>	
15.	<p>The integrity of foreshore features, shoreline features, and intertidal processes may be maintained by:</p> <ul style="list-style-type: none"> <li>a) Discouraging uses that disrupt natural features and processes and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore. ...</li> <li>c) Land use regulations should provide for upland waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures.</li> </ul>

**c) Amending the definition of derelict vehicles to include vehicles that have been unlicensed for at least two years.**

The Thetis APC indicated support for an amendment to the definition of ‘derelict vehicle’ to only allow unlicensed vehicles outside on a lot for up to two years, instead of the current five years.

Public correspondence submitted after the APC meeting noted insufficient information about this proposed change, and asked that Islands Trust find evidence on the current number of derelict vehicles as well as a planned path forward for enforcement.

The Thetis Island LUB currently prohibits the usage of land for the wrecking or storage of derelict vehicles in all zones, under Article 2.1.3.c). ‘*Derelict vehicle*’ has the following definition in the LUB: “*a vehicle which would have to be licensed under the Motor Vehicle Act to operate on a highway and has not been so licensed for a period of five years and is not in a garage, carport or other building.*”

The scope of work for this project includes a change to the definition of derelict vehicle to include a vehicle under the *Motor Vehicle Act* that has not been licensed for a period of two years, instead of five. This would allow bylaw enforcement on unlicensed vehicles sooner than the current regulation, reducing the amount of time they may spend potentially releasing harmful materials (like rust and paint dust, engine oil, coolant, brake fluid, and battery acid) into the surrounding soil, air, and water, and affecting visual rural character. Staff plan to work with bylaw enforcement staff during development of the draft bylaw.

Though there is no active bylaw enforcement on derelict vehicles, and any bylaw enforcement remains complaint-based, the LTC may consider requesting active enforcement if there are serious risks to public health or environmental damage occurring, either before or after bylaw amendments are adopted.

### **For LTC consideration:**

**Confirm that the revised Project Charter v.2 accurately reflects the LTC's continued intentions for this project, including the revised scope of work as outlined in the above analysis, and revised timelines.**

### **Consultation**

The **DRAFT** minutes of the Thetis Island APC meeting are attached to this staff report for information. One letter from the Thetis Island Residents and Ratepayer's Association has been received and is posted to the project website. Any additional public correspondence received from community members and groups, and any APC meeting minutes (once adopted) will also be posted to the project website. The revised Project Charter v.2 identifies referral of the bylaw amendment after First and Second Readings to community groups. The LTC should specify any additional opportunities it wishes to be reflected in the workplan at this time as it may impact the project budget and the timeline for completion.

Staff will send out notification to Penelakut Tribe and Lyackson First Nation about the project before the Bylaw is drafted, and additionally send out a referral to all First Nations after the Bylaw receives First and Second Readings. This is reflected in the revised Project Charter v.2 workplan.

### **Statutory Requirements**

Should the LTC proceed with requesting staff to draft bylaw amendments, the statutory bylaw amendment process would be followed. This would involve LTC consideration of referrals to First Nations, other agencies, and the Thetis Island APC to provide input and recommendations, as well as bylaw readings and a Public Hearing. The revised Project Charter identifies a community information meeting (CIM) prior to a Public Hearing being held.

### **Rationale for Recommendation**

After considering early feedback from the Thetis Advisory Planning Commission, the LTC can request staff to begin drafting bylaw amendments. The revised Project Charter v.2 is ready for endorsement by the LTC.

## **ALTERNATIVES**

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

### **1. Request further information**

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

*That the Thetis Island Local Trust Committee request that [specific information and rationale TBD].*

## **2. 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 make the following amendments to the Thetis Island Targeted LUB Update Project Charter, v.2:*

- *[List specific amendments]*

And

*That the Thetis Island Local Trust Committee endorse the Thetis Island Targeted LUB Update Project Charter, v.2 [as amended].*

## **NEXT STEPS**

Should the LTC approve the revised Project Charter v.2, staff will begin drafting the bylaw and refer the project to First Nations.

Submitted By:	Margot Thomaidis, Planner 2	January 28, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 29, 2026

## **ATTACHMENTS:**

1. Revised Project Charter v.2
2. Draft Thetis Island APC Minutes dated January 13, 2026.
3. Rainwater Catchment Requirements – Review of Other Land Use Bylaws

# Targeted LUB Minor Amendment – Revised Project Charter v.2

Thetis Island Local Trust Committee

LTC Endorsement Date: **ATTACHMENT 1** 2026

**Purpose:** This project proposes to review rainwater catchment requirements, fence setbacks **and height**, 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, **fence** shoreline setbacks, and nuisance properties.

## Deliverables

- To review existing LUB regulations concerning rainwater catchment for new development, fence setback **and height regulations**, 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 **collection cistern** requirements for new residential development, **and exemptions for cisterns from floor area and lot coverage regulations.**
  - Larger fence setback requirements for waterfront properties, **and smaller max. fence height;** 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

## Revised Workplan Overview

Deliverable/Milestone	Target Date
LTC endorsement of Project Charter	February 2026
Feedback and recommendations from APC	February 2026
Staff to prepare a draft Land Use Bylaw <b>and share project information with local First Nations</b>	March 2026
Draft Bylaw presented to LTC for consideration of 1 <sup>st</sup> and 2 <sup>nd</sup> Readings	April 2026
Bylaw referral to First Nations, agencies, APC, and community groups; legal review	May-July 2026
CIM/Public Hearing, 3 <sup>rd</sup> Reading and forward to EC	July 2026
Bylaw Adoption	August 2026
<b>END OF FISCAL</b>	<b>March 2027</b>

## 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
<b>RPM Approval:</b> Renée Jamurat Date: xxx	<b>LTC Endorsement:</b> Resolution #: Date: xxx

## Revised Budget

Budget Sources:		
Fiscal Year	Item	Cost
2026-27	Community Information Meeting and Public Hearing	\$1000
2026-27	Legislative/Legal Review	\$3000 max.
2026-27	Communication and Implementation	\$500 max.
	<b>Total</b>	<b>\$4500</b>

Meeting	Deliverable/Milestone	Revised Target Date	Cost
LTC Regular Business Meeting	LTC endorsement of Revised Project Charter	February 2026	n/a
n/a	APC early referral feedback and local First Nations information sharing	February-March 2026	n/a
LT Regular Business Meeting	LTC consideration of 1 <sup>st</sup> /2 <sup>nd</sup> Readings, LTC direct staff to send proposed bylaw to First Nations, Agencies and adjacent LTAs, and APC	April 2026	n/a
n/a	Legal review of draft bylaw	May 2026	Approx. \$3000
CIM, Public Hearing	Community Information Meeting and Public Hearing	July 2026	Approx. \$1000
LTC Regular Business Meeting	LTC consideration 3 <sup>rd</sup> Reading of proposed bylaw	July 2026	n/a
Executive Committee Meeting	Executive Committee approval	Late July 2026	n/a
LTC Regular Business Meeting	LTC adoption of bylaw	August 2026	n/a
n/a	Public Communication: Espokes newsletter, letter to residents, community information board posts, etc.	Ongoing 2026-2027	Approx. \$500
<b>TOTAL</b>			<b>\$4500</b>



# DRAFT

## ATTACHMENT 2

### Minutes of the Thetis Island Advisory Planning Commission

<b>Date of Meeting:</b>	Tuesday, January 13, 2026
<b>Location:</b>	Forbes Hall Community Centre 292 North Cove Road, Thetis Island, BC
<b>APC Members Present:</b>	Patrick Mooney, Chair Laurel March, Deputy Chair Bill Dickie, Secretary Guy Champagne (electronic) Mary Forbes Anne Marie Koeppen
<b>Regrets:</b>	Paul Duncan
<b>Staff Present:</b>	Margot Thomaidis, Planner 2 (electronic) Shalini Nakai, Planning Team Assistant (electronic) Katherine Vogt, Recorder (electronic)
<b>Others Present:</b>	Karl Unger, Representative of the Thetis Island Ratepayers Association; and representing as a member of the public  There were no other members of the public present

#### 1. CALL TO ORDER

The Planner called the meeting to order at 2:01 p.m. She acknowledged that the meeting was being held on the unceded territory of the Penelakut and Lyackson First Nations. She explained that she would be chairing the first part of the meeting until a new Advisory Planning Commission (APC) chair was elected; and invited APC members to introduce themselves.

#### 2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

#### 3. Advisory Planning Commission Orientation Presentation

The Planning Team Assistant conducted a slide presentation outlining the roles and responsibilities of the APC commission members. Included in the presentation were the topics of responding to referrals from the Local Trust

# DRAFT

Committee (LTC); conducting an APC election for the roles of chair, deputy chair and secretary; the purpose of formal anecdotal minutes standards; the Freedom of Information and Privacy Act requirements; conflicts of interest considerations; how to properly make and vote on motions, and rules of decorum and debate; the 50% of members present quorum requirement; the requirement that meetings take place in public and be open to members of the public; and topics that are outside of the Islands Trust jurisdiction.

The Planning Team Assistant answered the following questions from APC members:

- An APC member asked if being on the Board of Trustees for the Fire Improvement District, under which is the Water Transport Auxiliary responsible for delivering water to fire scenes, constitutes such a bias toward rainwater storage that it creates a conflict of interest for the upcoming referral which includes the advising the LTC on whether to require cisterns for new builds.
  - The Planning Team Assistant responded that this did not seem to be a conflict of interest, but that it could be reviewed by the Legislative Clerk.
  - An APC member surmised that it would not be a conflict of interest because there were no monetary gains to be had.
  - The Planning Team Assistant advised members to let the chair know about a possible conflict of interest as soon as possible after a referral is received.
- An APC member asked if the fact that they had built a legal fence in the past that goes right down to the ocean water would create a conflict of interest for that portion of the current referral which will be advising the LTC on future fencing setback restrictions near the ocean.
  - The Planner advised that this situation would not constitute a conflict of interest because if future fencing restrictions near the ocean were adopted, then the member's existing fence would become legally non-conforming and be permitted to stay standing.

#### 4. Election of Chair, Deputy Chair, and Secretary

The Planner advised that the APC had the option of a rotating chair; and that the end of this APC's term was November 12, 2026. She noted that the role of secretary was to assist the chair to schedule, arrange, and publicize upcoming APC meetings; but not to write minutes.

**By general consent** the Thetis Island Advisory Planning Commission unanimously elected Patrick Mooney as chair; Laurel March as deputy chair; and Bill Dickie as secretary.

Newly elected Chair Mooney succeeded the Planner as chair of the meeting.

# DRAFT

## 5. MINUTES

**By general consent** the Thetis Island Advisory Planning Commission approved the minutes of September 30, 2020, as presented; and the minutes of January 18, 2024, as presented.

## 6. Thetis Island Local Trust Committee Project Referral: APC to Review the Staff Report and Project Charter dated June 3, 2025 regarding Land use Bylaw amendments for rainwater storage, waterfront fence setbacks, and derelict vehicles

An APC member read out the document titled “Targeted LUB Minor Amendment-Project Charter v.1.0” dated June 3, 2025 that summarizes the 3 main bylaw proposals regarding 1) rainwater storage, 2) fence setbacks, and 3) derelict vehicles.

APC members agreed to discuss each topic sequentially, beginning with the proposal 1) to require a minimum of 2000-gallons of non-potable water storage for new construction for garden, fire, property, and vehicle and equipment maintenance, noting the following:

- Many existing properties already have cisterns.
- Requirements for cisterns should be scaled to the scope and the nature of development on the property.
- The Official Community Plan already encourages water storage for potable and non-potable water.
- Requiring water storage contributes to the further gentrification of Thetis Island because it will increase building costs; and the bylaw only addresses non-potable water, not potable water. This cistern requirement will be costly for someone who wants to build only a small off-grid building.
- Despite the non-potable water storage, potable water would still be taken from underground.
- At a recent water conservation presentation by David Slade, it had been recommended to save groundwater for potable uses and to use rainwater for non-potable activities.
- In 2004 the Islands Trust removed the requirement to show water availability for subdivisions because reverse osmosis on rainwater was considered sufficient; this new requirement seems like a contradiction to the older conclusion.
- Requiring cisterns for new builds could take pressure off existing wells.

An APC member asked the Planner how other islands had dealt with water storage issues?

- The Planner responded that there had not been a jurisdictional review on the topic; and that cistern requirements were not currently prevalent

# DRAFT

except for a Denman Island proposal to have water storage be a requirement for new secondary cottages.

Member of the public, and representative for the Thetis Island Ratepayers Association Karl Unger noted the following:

- That all the present APC members have individualized rainwater storage installations though it was never a requirement.
- That as a representative of the Ratepayer's Association, requiring rainwater storage would add costs to property owners which contradicts a previous mandate of the Islands Trust to make housing more affordable.
- That the definition of new construction is unclear, especially for additions on properties with existing buildings.
- That if cistern requirement become part of the bylaw, would it not also become part of the building code?
- That the recommendation in the staff report for water storage for fire suppression does not consider other associated costs such as site clearing, accessibility issues, or need for pumps. A public review of this recommendation should occur with a summary of costs.
  - An APC member noted that water for fire suppression was the responsibility of the improvement District and the Fire Department, not the Islands Trust.
  - An APC member noted that the cost to install a 2000-gallon cistern for the Improvement District was between \$5000-\$10,000. The cistern itself is about \$2000, and the rest of the cost is for site clearing and gravel.
  - An APC member added that their cistern installation was considerably less than this amount; and that the Fire Department has 1000s of feet of fire hose and their own pumps so the location of cisterns would not be an impediment.
- If cisterns are required, their cost should be given to the builder.

The Planner offered that the water storage requirement was inspired by Policy 11 of the Official Community Plan (OCP), under water conservation policies, which states that the LTC may consider or require cisterns for rainwater collection for new residential dwelling units and cottages; and that there would be plenty of opportunities for community engagement before the bylaw could be adopted.

## **TH-APC-2026-001**

### **It was Moved and Seconded,**

that the Thetis Island Advisory Planning Commission recommends to the Local Trust Committee that they move forward with the proposed amendment to the rainwater storage requirements in the Land Use Bylaw to require a minimum 2000-gallon non-potable water storage for new construction for garden, fire, property, and vehicle and equipment maintenance; and that the Local Trust Committee consider the following concerns: water storage requirements

# DRAFT

should be relevant to the scale and the nature of development on the property; the costs of required water storage and the need for affordable housing should be balanced with the value of water conservation; and that a review of similar water storage requirements on other islands be conducted.

**CARRIED**

APC members discussed the next item 2) Fence Setbacks: Amendment to the fence siting and setback regulations to prohibit them in the 7.6- meter setback to the natural boundary of the sea, noting the following:

- 7.6-metres is about 25 feet
- Existing fences would be allowed to remain; but would become non-conforming under a new bylaw
- Is an electric fence a fence?
- Deer enter properties from the beach, and many people have deer fencing down to the water
- Tourists may encroach on private beach property

The Planner clarified the following items:

- that in the Land Title Act it is specified that the natural boundary of the sea divides upland private property and crown foreshore property.
- that there is currently a 7.6-metre setback on Thetis Island for all buildings and a 6-metre setback for all other structures with some exceptions; however, fences have no current setback requirements, nor do they have any height restrictions or definition which is a gap in the Land Use Bylaw. Currently, a property owner can run a fence all the way down to the water and along the shoreline.
- that although 7.6-metres has been a standard setback quantity for many years for buildings, that 30-metres setback requirements are being widely supported as a new best practice standard for new buildings, given the future ramifications of climate change.

Member of the Public Karl Unger noted that the 7.6-metre setback distance would result in many buildings on Thetis being closer to the water than the permitted fencing; and that a garden too near the waterfront would no longer be able to be fenced.

## **TH-APC-2026-002**

### **It was Moved and Seconded,**

that the Thetis Island Advisory Planning Commission recommends to the Local Trust Committee that there be an amendment to the fence siting and setback regulations to prohibit them in the 7.6-metre setback to the natural boundary of the sea.

# DRAFT

CARRIED

There was one APC member in opposition to the motion for the following reasons:

- Shoreline privacy concerns
- Animal control concerns
- Erosion of private property owners' rights
- Inability to protect private gardens near the waterfront
- Confusion around existing and future non-conforming status of fences

Member of the Public Karl Unger noted that a good portion of the existing fence around the cemetery, as well as other community fences, would not be able to be rebuilt under a 7.6-metre setback rule.

- The Planner advised that the Local Government Act section on non-conforming structures stipulates that if an existing non-conforming fence is destroyed it must be rebuilt to the new standards; but repair to the existing structure can continue indefinitely.

Member of the public Karl Unger left the meeting at 4:05 pm

An electronic disconnection at the site of the meeting separated the electronic participants from the in-person participants at 4:06 pm. Electronic participants attempted to contact in-person APC members but were unable. The meeting of electronic participants was adjourned at 4:22 pm. The meeting of in-person participants carried on with APC Secretary Bill Dickie taking over as recorder.

In-person APC members discussed the next item 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. Discussion included the definition of 'vehicle' and whether partially disassembled vehicles would meet the definition.

### **TH-APC-2026-003**

#### **It was Moved and Seconded,**

that the Thetis Island Advisory Planning Commission recommends to the Local Trust Committee that there be an 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.

CARRIED

## **7. Next Meeting Time and Adjournment**

By general consent, the meeting was adjourned at 4:35 p.m.



**Review of LTC Land Use Bylaws for Rainwater Catchment Requirements for Residential Development**

As of January 2026

Island LUB and Reference	Details
<b>DENMAN ISLAND LAND USE BYLAW NO. 186, 2008</b>	
<b>2 GENERAL REGULATIONS 2.1 Uses, Buildings and Structures Secondary Suites and Dwelling Units</b>	<i>6 Where permitted by a Temporary Use Permit a secondary dwelling unit shall: ... d) Include a rainwater catchment and storage system for a capacity of at least 1,000 gallons unless otherwise approved by the Local Trust Committee as a condition of the permit.</i>
<b>GALIANO ISLAND LOCAL TRUST COMMITTEE LAND USE BYLAW NO. 127, 1999</b>	
<b>2. GENERAL REGULATIONS Water Management Area 2.31</b>	<i>A new building permit shall not be issued for a building to be used as a dwelling including a cottage, in the water management area depicted on Schedule C or in an area zoned Community Housing 1 or Community Housing 2, unless the building is equipped with a cistern for the storage of rainwater having a capacity of at least 18,000 litres.</i>
<b>GABRIOLA ISLAND LAND USE BYLAW NO. 177, 1999</b>	
<b>Part D - ZONES D.2 RESOURCE ZONES D.2.6(A) Resource Residential 2 (RR2) D.2.6(A).2.d. Permitted Buildings and Structures</b>	<i>i. Maximum of: 2. one single family dwelling per lot which must be connected to a rainwater harvesting and collection system with a minimum storage capacity of 22,500 litres (5,944 US gallons);</i>
<b>MAYNE ISLAND LAND USE BYLAW NO. 146</b>	
<b>PART 3 GENERAL REGULATIONS 3.13 Secondary Suites</b>	<i>(7) A building permit shall not be issued for a secondary suite until the building that is to contain the secondary suite is equipped with a water catchment and storage system for the storage of rainwater. Minimum cistern capacity required for a building containing a secondary suite is 13640 litres (3000 gallons).</i>
<b>PART 5 ZONE REGULATIONS 5.5 Rural (R) Zone Density</b>	<i>(3.1) Despite 5.5 (2) and (3), on lots shown on Schedule E, the following density is permitted: ... (d) A building permit shall not be issued for any dwelling additional to one dwelling and a cottage on a lot within the shaded area on Schedule “E”, unless the additional dwelling is equipped with a freshwater catchment system and cisterns for the storage of</i>

	<i>rainwater with a minimum cistern capacity of 13640 litres (3000 gallons) for each additional dwelling.</i>
<b>SALT SPRING ISLAND LOCAL TRUST COMMITTEE LAND USE BYLAW NO. 355</b>	
<b>PART 3 - GENERAL REGULATIONS (USES, BUILDINGS AND STRUCTURES 3.15 FULL-TIME RENTAL COTTAGES 3.15.9</b>	<i>No full-time rental cottage with a floor area greater than 56 square metres, or addition to an existing cottage that exceeds 11.6 square metres of floor area, may be constructed unless the cottage is equipped with a rainwater storage, treatment, and delivery system for potable water designed in accordance with Canadian Standards Association rainwater harvesting system standard CSA B805- 18. Information Note: Building permit applications for new cottages or additions to existing cottages submitted to Islands Trust for land use review should include plans for a rainwater harvesting system certified by an ASSE-certified designer, professional engineer or geoscientist to comply with the above-noted standard. Installation of the system will be made a condition of permit applications deemed to be land use compliant.</i>
<b>SATURNA ISLAND LAND USE BYLAW NO. 119, 2018</b>	
<b>PART 2 GENERAL REGULATIONS 2.17 Water Storage</b>	<i>A building permit shall not be issued for any new residential building, visitor accommodation unit, or addition to a residential building or visitor accommodation unit in the water management area depicted on Schedule C unless a building on the lot is equipped with a water catchment system and cistern(s) for the storage of rainwater. Minimum cistern capacity is required as follows:  A minimum cistern capacity of 21820 litres (4800 gallons) is required for any new construction of a residence or visitor accommodation unit, or any addition to a residence or visitor accommodation unit that exceeds 11.6 square metres (125 square feet) of floor area.</i>