



Thetis Island Local Trust Committee

Regular Meeting Agenda

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

Pages

-
1. **CALL TO ORDER** 9:30 AM - 9:35 AM

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."
 2. **TERRITORIAL ACKNOWLEDGEMENT**
 3. **APPROVAL OF AGENDA**
 4. **COMMUNITY INFORMATION MEETING - POLICY STATEMENT
BYLAW 183** 9:35 AM - 10:05 AM
 - 4.1 **Planner Presentation**
 - 4.2 **Question & Answer Period**
 - 4.3 **Public Comments**
 5. **REPORTS** 10:05 AM - 10:20 AM
 - 5.1 **Trustee Reports**
 - 5.2 **Chair's Report**
 - 5.3 **Electoral Area Director's Report**
 6. **PUBLIC COMMENTS** 10:20 AM - 10:35 AM
 7. **MINUTES** 10:35 AM - 10:40 AM
 - 7.1 **Local Trust Committee Minutes dated September 2, 2025 - for adoption** 4 - 11
 - 7.2 **Section 26 Resolutions-Without-Meeting Report dated January 27, 2026** 12 - 12
 - 7.3 **Advisory Planning Commission Minutes dated September 30, 2020 - for information** 13 - 15
 - 7.4 **Advisory Planning Commission Minutes dated January 18, 2024 - for information** 16 - 18
 8. **BUSINESS ARISING FROM MINUTES** 10:40 AM - 10:55 AM

8.1	Follow-up Action List dated January 27, 2026	19 - 23
8.2	Letter dated December 3, 2025 from L. Patrick, Chair, Islands Trust Council to The Honourable Randene Neill regarding UBCM 2025 Follow-Up - Joint Review of Crown Land Agreements with Islands Trust - for Information	24 - 24
9.	DELEGATIONS - none	
10.	APPLICATIONS AND REFERRALS	10:55 AM - 11:25 AM
10.1	Referral for Response: Galiano Island Local Trust Committee Bylaw 292 & 293 - Memorandum	25 - 35
10.2	Referral for Response: Proposed Trust Council Bylaw No. 183 Policy Statement - Memorandum	36 - 78
10.3	PLRZ20250072 (Welsh-Fenton) - 83 Blue Heron Road Nature-Based Shoreline Protection Proposal - Staff Report	79 - 90
11.	LOCAL TRUST COMMITTEE PROJECTS	11:25 AM - 11:45 AM
11.1	Minor Project: Targeted Land Use Bylaw Amendment - Staff Report - LATE ITEM	
~ BREAK 11:45 AM - 12:15 PM ~		
12.	CORRESPONDENCE	12:15 PM - 12:20 PM
	<i>(Correspondence received concerning current applications or projects is posted to the LTC webpage)</i>	
12.1	Letter dated January 15, 2026 from Thetis Island Residents & Ratepayers Association regarding Proposed Bylaw Amendments	91 - 92
13.	NEW BUSINESS - none	
14.	STAFF REPORTS	12:20 PM - 12:50 PM
14.1	Draft 2026/27 Thetis Island Local Trust Committee Annual Meeting Schedule - Request for Decision	93 - 98
14.2	Short Term Rental Accommodation - Principal Residence Opt-In - Briefing	99 - 117
14.3	Public Notification Bylaw - Request for Decision	118 - 122
14.4	Trust Conservancy Report - none	
14.5	Applications Report dated January 27, 2026	123 - 123
14.6	Trustee and Local Expense Report dated November, 2025	124 - 124
14.7	Adopted Policies and Standing Resolutions	125 - 128

14.8 Local Trust Committee Webpage

15. WORK PROGRAM

12:50 PM - 1:10 PM

15.1 Active Projects Report dated January 27, 2026

129 - 129

15.2 Future Projects Report dated January 27, 2026

130 - 132

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Schedule to be Decided

Schedule has been revised as attached.

17. ADJOURNMENT

1:10 PM - 1:10 PM



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: September 2, 2025
Location: Forbes Hall Community Centre
 North Cove Road, Thetis Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager
 Margot Thomaidis, Planner 2
 Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)
 Lisa Millard, Meeting Administrator/Recorder (electronic)

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 and thanked the Penelakut Tribe and Lyackson First Nation for their continued stewardship of the lands and waters.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

11.1 Late Correspondence Received from Paul Duncan

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Luckham reported attendance at the Spune'luxth March for the Children event held in Chemainus which was guided by the Penelakut Tribe Elders Committee and included guest speakers and performances.

Trustee Hunter reported reading Bruce McIvor's book "Indigenous Rights in One Minute" and subsequent communication with the author who referred him to an article written by Kate Dunn.

4.2 Chair's Report

Chair Elliott reported the following:

- Attended the Thetis Island Nature of Water event and presented as part of a panel on Islands Trust freshwater and groundwater projects;
- The Executive Committee will be meeting with the new Minister of Municipal Affairs in September;
- The next Trust Council meeting will be held on Gabriola Island in September;
- Findings from the joint Regional District of Nanaimo/Islands Trust tiny homes on wheels project will be presented at the upcoming Union of BC Municipalities convention.

4.3 Electoral Area Director's Report - none

4.4 Islands Trust Conservancy Report - none

5. PUBLIC COMMENTS

A member of the public spoke to late correspondence submitted to the Local Trust Committee and asked the following questions:

- How can one get questions or correspondence included in the minutes;
- Has there been any change in status on the Abrupt Shellfish crown lease;
- How will bylaw enforcement know if there is any activity at the aquaculture site;
- Will the new Trust Policy Statement prevent an aquaculture license from being issued in the future without the agreement of Islands Trust;
- Will a representative of the Local Trust Committee attend future Thetis Community Assembly meetings;
- Why is the taxpayer's perspective not included as part of the draft Trust Policy Statement; and
- Are there any risk management policies in the Trust Policy Statement, for example does Islands Trust have a contingency plan if the federal government includes the Port of Vancouver in fast tracking infrastructure development?

The following comments and clarifications were provided by staff and members of the Local Trust Committee:

- Questions and comments can be sent directly to the Local Trust Committee, a member of the public can ask questions during the public comment session during a meeting or request to present as a delegation, and correspondence can be included in an agenda package if it is received prior to agenda deadlines in advance of a meeting;
- The Abrupt Shellfish license of occupation is a jurisdictional matter, any potential dispute between a provincial ministry and Islands Trust is addressed through the protocol agreement, and members of Executive Committee are meeting with the Minister of Lands, Forests, and Natural Resources at the Union of BC Municipalities conference to discuss the disposition of Crown lands;
- Bylaw Compliance and Enforcement staff are monitoring the Abrupt Shellfish operation;
- The language in the draft Trust Policy Statement and provincial regulations indicate aquaculture must be compliant with local zoning and the protocol

agreement with the province is the mechanism to dispute the decision to grant a license;

- Islands Trust regulates land use and taxpayers are represented as residents;
- The Trust Policy Statement is not an interagency agreement but a guiding principles document.

A member of the public spoke to the Nature of Water event and the following comments were noted:

- The event attracted over 100 attendees;
- A meeting has been scheduled with Cowichan Valley Regional District Environmental Services to discuss updates on the 2020 water strategy developed by the district;
- Islands Trust, regional districts, the Province, and community agencies will need to work together to develop solutions to water-related issues;
- There are no test wells on Thetis Island, many local residents are willing to participate in data collection, and some residents are already monitoring rain water collection;
- Data collection and analysis are critical and there needs to be an educational process regarding water issues;
- They will be seeking resources from Islands Trust as they develop a working group.

A Trustee stated the Cowichan Valley Regional District had previously indicated a test well existed at the time they presented the financial request to Thetis Island with respect to the water strategy work, the Local Trust Committee is looking at potential requirements for rainwater catchment for new construction builds, and the Islands Trust Freshwater Specialist might be able to provide resource information.

6. MINUTES

6.1 Local Trust Committee Minutes dated June 3, 2025 - for adoption

By general consent, the Local Trust Committee meeting minutes of June 3, 2025 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated August 26, 2025

Received for information.

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated August 26, 2025

Discussion ensued on the follow-up action items and the following comments were noted:

- There may be opportunity to invite Penelakut Tribes Council members to attend a Local Trust Committee meeting as progress is made on Land Use Bylaw amendments;
- The Local Trust Committee would like Bylaws No. 113 and 114 to be forwarded to the Ministry of Environment in reference to the rezoning application that was rejected, along with a cover letter supporting the importance of Local Trust Committee bylaws, prior to the upcoming Union of BC Municipalities meeting.

Staff clarified the meeting scheduled during Union of BC Municipalities conference was being held with the Minister of Lands, Forests, and Natural Resources.

Discussion was undertaken regarding the focus of the meeting and the following comments and clarifications were noted:

- The topic of the meeting is the crown lease referral process that led to a license of occupation being granted despite the Local Trust Committee highlighting the operation is contrary to local bylaws;
- The Executive Committee has requested staff to review the letter of agreement with the ministry and subsequent discussion will focus on willingness to update the agreement and address issues related to respecting local government bylaws and regulations;
- The concerns identified include upholding Local Trust Committee land use bylaws and potential lack of meaningful engagement with First Nations regarding issuance of an aquaculture license;
- The Bylaw Compliance and Enforcement Manager noted a letter was sent to the license holder who has stated they are not willing to recognize local government jurisdiction over the matter.

The meeting was recessed for a break at 10:44 a.m. and reconvened at 10:54 a.m.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 PL-RZ-2025-0072 (Welsh FAEC) - Preliminary Staff Report

The planner summarized the staff report and highlighted the following:

- The rezoning application seeks to amend the Land Use Bylaw by rezoning portions of the Rural Residential (R-1) and Water 4 (W4) zones to site-specific shoreline protection zones to facilitate installation of nature-based shoreline protection to decrease shoreline erosion;
- The existing dwelling at 83 Blue Herron Road is approximately 5 metres from the natural boundary and an existing 18-metre-long concrete seawall and set of concrete beach access stairs are located along the southern shoreline adjacent to the dwelling;
- The design incorporates a “Green Shores” approach to shoreline protection and would involve depositing approximately 40-50 truckloads of natural materials and the shoreline would then be replanted with native plants and monitored for up to three years;
- The applicant has submitted a number of professional reports in support of their application.

The applicant was in attendance and spoke to the application.

Discussion ensued and the following comments and were noted:

- Trustees are generally in support of the project;
- The initial seawall was built in 1954 which indicates ongoing erosion and the Green Shores approach offers a way in which natural land habitat can be protected;

- There are potential challenges in asking the applicant to provide a final Construction Environmental Plan prior to approval of the application;
- The Local Trust Committee could request the Construction Environmental Plan, list of mitigation, adaptation, and avoidance measures, and a site plan be provided prior to public hearing, or another time, instead of prior to First Reading;
- There is a draft Construction Environmental Plan and the final plan does not necessarily need to be provided until later in the process;
- In order to learn about the Lyackson First Nation and Penelakut Tribe's level of interest and potential involvement, a summary report with a response deadline could be provided as part of early engagement;
- The Planner confirmed Lyackson First Nation and Penelakut Tribe staff have received early engagement information from staff in May and August;
- The Local Trust Committee wishes to uphold the protocol agreement and ensure First Nations have every opportunity to provide an early engagement response.

TH-2025-018

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee defer further consideration of application PLRZ-2025-0072 (Welsh) and direct staff to share professional reports and information, and invite First Nations to a site visit in order to provide meaningful opportunities for involvement, discussion of concerns, and cooperation prior to the Local Trust Committee proceeding with the application.

CARRIED

The meeting was recessed for a break at 12:15 p.m. and reconvened at 12:29 p.m.

Trustee Luckham left the meeting at 12:15 p.m.

9.2 Salt Spring Island LTC Bylaw No. 546 Referral - for Response

TH-2025-019

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by Bylaw No. 546.

CARRIED

9.3 Salt Spring Island LTC Bylaw No. 549 Referral - for Response

TH-2025-020

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 549 proceed for the following reasons:

- Support of the Salt Spring Island community desire for more affordable housing.

Trustee Luckham returned to the meeting at 12:37 p.m.

9.4 Trust Council Bylaw No. 183 - Policy Statement Referral - for Response

The Regional Planning Manager summarized the briefing and highlighted a date change for referral responses from October 10, 2025 to February 6, 2026 due to timing of local engagement events and the Local Trust Committee indicated they would submit referral responses following their public engagement session being held during their November 4, 2025 business meeting.

10. LOCAL TRUST COMMITTEE PROJECTS - none

11. CORRESPONDENCE - none

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

11.1 Late Correspondence Received from Paul Duncan

The correspondence was discussed during the Public Comments session.

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw, Update Thetis Island Local Trust Committee Meeting Procedure Bylaw - Request for Decision

A new Meeting Procedures Bylaw was adopted by Trust Council, which applies to all Local Trust Committees. Readings are required to repeal the current Thetis Meeting Procedures Bylaw, which has been superseded by the Trust Council bylaw.

TH-2025-021

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee give Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025”, First Reading.

CARRIED

TH-2025-022

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee give Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025”, Second Reading.

CARRIED

TH-2025-023

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee give Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025”, Third Reading.

CARRIED

TH-2025-024

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee forward Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025” to the Islands Trust Executive Committee for consideration of approval.

CARRIED

13.2 Trust Conservancy Board Report dated May 27, 2025

Received for information.

13.3 Applications Report dated August 26, 2025

Received for information.

13.4 Trustee and Local Expense Report dated June, 2025

Received for information.

13.5 Adopted Policies and Standing Resolutions

Received for information.

13.6 Local Trust Committee Webpage

No updates were requested.

14. WORK PROGRAM

14.1 Active Projects Report

- A Trustee asked that the new minor project be added to the active projects list.

14.2 Future Projects Report dated August 26, 2025

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, November 4, 2025 at 9:30 am and will be held Electronically

16. CLOSED MEETING – none

17. ADJOURNMENT

By general consent, the meeting was adjourned at 12:45 p.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

DRAFT



Islands Trust

Resolutions Without Meetings Log

Thetis Island

Resolution Number	Action	Date
<p>2025-003</p> <p>Cancel November 4, 2025 meeting</p> <p>That Thetis Island Local Trust Committee request staff to cancel the November 4, 2025 regularbusiness meeting.</p>	<p>Carried</p>	<p>29-Oct-2025</p>



Minutes of the Thetis Island Advisory Planning Commission

- Date of Meeting:** September 30, 2020
- Location:** Thetis Island Community Centre - Tennis Court
292 North Cove Road, Thetis Island, BC
- APC Members Present:** Patrick Mooney, Chair
Anne-Marie Koeppen, Vice-Chair
Mary Forbes
Veronica Shelford
Ryan Sharp
- APC Members Regrets:** Lynda Poirier, Secretary
Deb Wilson
- Staff Present:** Marnie Eggen, Island Planner – via speaker phone
Janice Young, Recorder
- Others Present:** Two (2) members of the public

1. CALL TO ORDER

Chair Mooney called the meeting to order at 4:08pm. Members of the public were welcomed and introduction of the Advisory Planning Commission (APC) and Islands Trust Staff were made. Members of the public were introduced by Mary Forbes.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as amended.

3. ELECTION OF OFFICERS

TH-2020-APC-003

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

that the Thetis Island Advisory Planning commission appoint Patrick Mooney as Chair.

CARRIED

TH-2020-APC-004

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

that the Thetis Island Advisory Planning Commission appoint Anne-Marie Koeppen as Vice-Chair.

CARRIED

TH-2020-APC-005

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

that the Thetis Island Advisory Planning Commission appoint Lynda Poirier as Secretary.

CARRIED

4. MINUTES

4.1 Thetis Island Advisory Planning Commission Draft Minutes dated January 23, 2020.

By general consent, the minutes of January 23, 2020 were adopted.

5. NEW BUSINESS

5.1 APC Referral – Thetis Island Riparian Areas Protection Regulation Implementation Project – Proposed Bylaws Nos. 108 and 109.

Review of Agenda package and information regarding the proposed bylaws.

A discussion ensued regarding the background and requirement of the provincial Riparian Areas Protection Regulation.

The proposed bylaws provide minimum compliance with the provincial regulations.

Planner Eggen provided additional background and current information regarding the provincial regulations.

Discussion ensued regarding the fish bearing potential of Ralston Creek and the impact of these proposed bylaws on future development in this area.

Discussion ensued regarding other wetlands on Thetis Island, the fragility of those ecosystems and the worthiness of their protection.

Discussion ensued regarding the process of obtaining a permit to develop in the proposed Development Permit Area.

Planner Eggen reminded the APC that the provincial regulations apply province wide and are not limited to Islands Trust areas.

This APC referral is just one of the early steps in the bylaw amendment process – the proposed bylaws will eventually go to public hearing as a part of the public process.

5.2 Email from Ian Ralston to the Local Trust Committee (LTC) dated September 28, 2020.

Received. Discussion followed.

5.3 Email from Staff in response to Ian Ralston dated September 28, 2020

Received. Discussion followed.

5.4 Guide to the proposed Riparian Areas Development Permit Area

Received.

TH-2020-APC-006

It was MOVED and SECONDED

that the Thetis Island Advisory Planning Commission approve Proposed Bylaws Nos. 108 and 109, as written.

CARRIED

6. TOWN HALL

None

7. ADJOURNMENT

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

Patrick Mooney, Chair

Certified Correct:

Janice Young, Recorder



**Minutes of the Thetis Island
Advisory Planning Commission**

- Date of Meeting:** January 18, 2024
- Location:** Northern Office Boardroom, Gabriola Island
- APC Members Present:** Guy Champagne (attended electronically)
Bill Dickie (attended electronically)
Mary Forbes (attended electronically)
Anne Marie Koeppen (attended electronically)
Patrick Mooney (attended electronically)
Lynda Poirier (attended electronically)
- Staff Present:** Chloe Straw, Planning Team Assistant
Margot Thomaidis, Planner 2
Vicky Bockman, Recorder (attended electronically)
- Others Present:** Ken Hunter, Local Trustee (attended electronically)
There were no members of the public present

1. CALL TO ORDER

Planner Thomaidis called the meeting to order at 10:31 am; noted that it was the first meeting of the Thetis Island Advisory Planning Commission (APC); and acknowledged that the meeting was being held on the territory of the Coast Salish First Nations. Staff members were introduced and in a round table format, APC members introduced themselves.

2. APPROVAL OF AGENDA

TH-APC-2024-001

It was MOVED and SECONDED,
that the January 18, 2024 Advisory Planning Commission agenda be approved as written.

CARRIED

3. REVIEW OF ORIENTATION BINDER

Planning Team Assistant Straw provided an overview of the Orientation Manual previously made available to APC members.

4. DISCUSSION AND ELECTION OF CHAIR, DEPUTY CHAIR, AND SECRETARY

Planner Thomaidis outlined the role of the positions being considered; and facilitated the discussion and nomination of the APC Chair, Deputy Chair, and Secretary.

After nominations were received, the vote was called for election of Chair and Secretary with the following result:

- Patrick Mooney is elected as Chair; and
- Bill Dickie is elected as Secretary of the Thetis Island APC.

After nominations were received, the vote was called for election of Deputy Chair with the following result:

- Lynda Poirier is elected as Deputy Chair of the Thetis Island APC.

5. REFERRAL FROM THETIS ISLAND LOCAL TRUST COMMITTEE

Official Community Plan/Land Use Bylaw Marine Areas Review Project

Planner Thomaidis provided a summary of the referral process and provided background information on the proposed amendments to the following maps:

- Schedule “B”- Thetis Island Official Community Plan Designation Area and Schedule “C”- Land Use Designations of the Thetis Associated Islands Official Community Plan (OCP); and
- Schedule “B”- Area of Bylaw Application, and Schedule “C”- Zoning Map of the Thetis Associated Islands Land Use Bylaw (LUB).

Proposed Bylaw Nos. 113 and 114, if adopted, will establish an expanded bylaw area of application for the OCP and LUB in the currently un-zoned marine area surrounding Scott, Dayman and Hudson Islands to ensure the marine uses are consistent with the object of the Islands Trust and that the Thetis Island Bylaws are applicable in that area.

The floor was opened for comments and questions with the following noted:

- Detail on the Island Trust’s jurisdiction in marine areas was requested. Planner Thomaidis responded that staff will provide clarity on the question to APC members after review.
- Staff confirmed the inclusion of Preedy Rocks in the consideration of expansion.
- The Abrupt Shellfish application is no longer under consideration by the Local Trust Committee (LTC); this project would further regulate the area for any future consideration of use.

TH-APC-2024-002

It was MOVED and SECONDED,

that the Thetis Island Advisory Planning Commission ask the Local Trust Committee to proceed with proposed Bylaw Nos. 113 and 114.

CARRIED

Planner Thomaidis confirmed that this recommendation will be presented to the LTC at the next regular business meeting and that this concludes the APC’s consideration of the issue.

6. ADJOURNMENT

TH-APC-2024-003

It was MOVED and SECONDED,
that the Thetis Island Advisory Planning Commission meeting be adjourned at 11:26 am.

CARRIED

Patrick Mooney, APC Chair

Certified Correct:

Vicky Bockman, Recorder

Follow Up Action Report

Thetis Island

05-Sep-2023

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 Trustee Luckham to invite Ken Thomas or another elder to open a future LTC meeting.</p> <p>- August 26, 2024: Trustee Luckham to confirm if this is still desired.</p> <p>- Sept. 2, 2025: Trustee Luckham suggested to instead speak with an elder as part of engagement for bylaws. Staff will remove the 2023 initial request.</p>	<p>Joe Elliott</p> <p>Margot Thomaidis</p>		Completed

02-Jul-2024

Progress	Activity	Responsibility	Dates	Status
100%	<p>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></p> <p>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.</p> <p><i>Jan. 26, 2026: Executive Council met with Minister and follow up letter sent in Dec. 2025. Broader topic will be addressed through new LoO agreements. No further action needed from LTC.</i></p>	<p>Nadine Mourao</p> <p>Renee Jamurat</p>	Target: 26-Jan-2026	Completed



Follow Up Action Report

Thetis Island

04-Feb-2025

Progress	Activity	Responsibility	Dates	Status
100%	<p>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.</p> <p><i>Note: Valdes Island Conservancy gave a Delegation at the April 1, 2025 LTC meeting.</i></p> <p><i>Note: Staff confirmed budget available for 2025-26 fiscal for field trip logistics.</i></p>	<p>Margot Thomaidis</p> <p>Michelle Backe</p> <p>Renee Jamurat</p>	Target: 03-Jun-2025	Completed
100%	<p>2 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.</p>	<p>Margot Thomaidis</p> <p>Renee Jamurat</p>	Target: 03-Jun-2025	Completed

Follow Up Action Report

Thetis Island

01-Apr-2025

Progress	Activity	Responsibility	Dates	Status
100%	<p>1 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. <i>Letter was sent out.</i></p>	Warren Dingman	Target: 30-Apr-2025	Completed
100%	<p>2 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. Sept. 23, 2025 no updates. Jan. 26, 2026: Executive Council met with Minister and follow up letter sent in Dec. 2025. Broader topic will be addressed through new LoO agreements. No further action needed from LTC.</i></p>	Clare Frater		Completed

Follow Up Action Report

Thetis Island

03-Jun-2025

Progress	Activity	Responsibility	Dates	Status
100%	1 Galiano Island Bylaw No's 291, 296 and 297: Thetis Island Local Trust Committee advise Galiano Island LTC that the Thetis Island LTC's interests are unaffected by the Galiano Island Local Trust Committee Draft Bylaw Nos. 291, 296 and 297. Staff to forward referral response to Galiano LTC.	Nadine Mourao	Target: 13-Jun-2025	Completed
100%	2 Salt Spring Bylaw No's 543, 544, and 545: Thetis Island Local Trust Committee advised SSI LTC that the Thetis Island LTC's interests are unaffected by the Salt Spring Island Local Trust Committee Draft Bylaw Nos. 543, 544, and 545. Staff to forward referral response to SSI.	Nadine Mourao	Target: 13-Jun-2025	Completed
100%	3 LTC endorsed the minor project charter to consider amendments to the LUB regarding rainwater catchment, fences, and derelict vehicles. Staff to refer the project charter to First Nations and the APC for comment/feedback.	Margot Thomaidis Renee Jamurat	Target: 29-Jul-2025	Completed

Follow Up Action Report

Thetis Island

02-Sep-2025

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Re: PLRZ--2025-0072 (Welsh), Staff to share professional reports and information, and invite First Nations (and LTC if applicable) to a site visit in order to provide meaningful opportunities for involvement, discussion of concerns, and cooperation prior to the LTC proceeding with the application.</p> <p>Staff will coordinate a site visit with applicant/owners, and First Nations.</p>	<p>Margot Thomaidis Renee Jamurat</p>	Target: 27-Oct-2025	In Progress
100%	<p>2 Forward Thetis LTC's response to Salt Spring Island LTC. "That the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committeethat interests are unaffected by Bylaw No. 546."</p>	Nadine Mourao	Target: 12-Sep-2025	Completed
100%	<p>3 Forward Thetis LTC's response to Salt Spring Island LTC. "That the Thetis Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 549 proceed for the following reasons: - Support Salt Spring Island LTC's desire for more affordable housing. "</p>	Nadine Mourao	Target: 12-Sep-2025	Completed
100%	<p>4 Re: Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw, Update Thetis Island LTC Meeting Procedures Bylaw, the LTC passed all 4 resolutions. Staff to forward Bylaw 116, cited as 'Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025' to the Islands Trust Executive Committee for consideration of approval.</p>	Nadine Mourao	Target: 12-Sep-2025	Completed



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Telephone **(250) 405-5151** Fax (250) 405-5155
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**
Email information@islandstrust.bc.ca
Web www.islandstrust.bc.ca

December 3, 2025

File Number: 06-2230-20

The Honourable Randene Neill
Minister of Water, Land and Resource Stewardship
PO Box 9012 STN PROV GOVT
Victoria BC V8W9L6

Via Email: WLRS.Minister@gov.bc.ca

Dear Minister Neill:

Re: UBCM 2025 Follow-Up – Joint Review of Crown Land Agreements with Islands Trust

I am writing to thank you for meeting with the Islands Trust Executive Committee in September at the UBCM convention. It was a pleasure to meet you, your staff, and MLA Higginson. As we outlined at the meeting, the Islands Trust has, over the past decade, made several efforts to work with Ministry staff to update and consolidate the provincial agreements that guide Crown land referral processes to the Islands Trust. We believe that modernizing these agreements is an important step toward strengthening cooperation with provincial ministries and agencies, as well as toward building relationships and trust with First Nations whose territories overlap with the Islands Trust Area.

We were very grateful to hear a renewed Ministry commitment to this initiative, and look forward to hearing from staff regarding when the Ministry will be available to work with our staff on this project, knowing that it might take some time.

Yours sincerely,

Laura Patrick
Chair, Islands Trust Council
lpatrick@islandstrust.bc.ca

cc. Stephanie Higginson, MLA for Ladysmith-Oceanside
Bowen Island Municipality
Islands Trust Council



MEMORANDUM

DATE OF MEETING: February 3, 2026 File No.: GL BL 292 & 293
TO: Thetis Island Local Trust Committee
FROM: Nadine Mourao, Legislative Clerk / Deputy Secretary
SUBJECT: Referral for Response: Proposed Galiano Bylaw No. 292 & 293

PURPOSE

The Galiano Island Local Trust Committee has referred proposed Bylaw No. 292 & 293 (cited as " Galiano Island Official Community Plan Bylaw No. 108, 1995, Amendment No. 1, 2024" and "Galiano Island Land Use Bylaw No. 127, 1999, Amendment No. 1, 2024") to the Thetis Island Local Trust Committee.

BACKGROUND

Islands Trust [Policy 4.1.9](#) Inter-Local Trust Committee Community Planning Bylaw Referral delineates how a local trust committee will implement a local trust committee referral process for community planning bylaws affecting another local trust committee or island municipality.

Additional information regarding this application including the preliminary staff report with site context, photos, correspondence, and other information can be found on the Galiano Island Current Applications webpage: <https://islandstrust.bc.ca/island-planning/galiano/current-applications>

NEXT STEPS

The following draft resolutions have been provided for consideration:

- 1. If the LTC considers their interests unaffected by the bylaw:**
That the Thetis Island Local Trust Committee respond to the Galiano Island Local Trust Committee that interests are unaffected by Bylaw No. 292 & 293.

- 2. If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Thetis Island Local Trust Committee recommend to the Galiano Island Local Trust Committee that proposed Bylaw No. 292 & 293 proceed for the following reasons:
 - *[list reasons]...*

- 3. If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Thetis Island Local Trust Committee recommend to the Galiano Island Local Trust Committee that proposed Bylaw No. 292 & 293 proceed, subject to the following recommendations:
 - *[list recommendations]...*

- 4. If the LTC wishes to recommend not proceeding with the bylaw:**
That the Thetis Island Local Trust Committee recommend to the Galiano Island Local Trust Committee that proposed Bylaw No. 292 & 293 not proceed for the following reasons:
 - *[list reasons]...*

Submitted By:	Nadine Mourao, Legislative Clerk	January 22, 2026
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ATTACHMENTS

1. BYLAW REFERRAL FORM



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.: 292 & 293 Date: December 5, 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.

APPLICATION NUMBER:

GL-RZ-2021.2

PURPOSE OF BYLAW:

The purpose of **Bylaw 293** is to amend the Galiano Island Land Use Bylaw to re-zone the 38.5-hectare subject property (District Lot 86, Galiano Island) from **Forest 1 (F1)** to the following split-zones: 4.2 ha to a site specific **Rural Residential e (RR(e))**, 0.6 ha to **Park (P)**, 20.0 ha to **Forest 3 (F3)**, and approximately 13 ha to **Nature Protection (NP)**.

The purpose of **Bylaw 292** is to amend the Galiano Island Official Community Plan to re-designate a portion of the subject property from the **Forest** designation to the following designations: **Nature Protection, Rural Residential, and Park**. A portion of the subject property will retain the Forest designation.

As a condition of bylaw adoption, the applicant must register on property title a sustainable forestry management covenant and a s.219 covenant that identifies developable areas, requires further groundwater information, and requires the transfer of land (to be zoned Nature Protection) to Penelakut Tribe.

If bylaw adoption is successful, the applicant intends to apply to subdivide the property into two site specific RR(e) zone parcels, one Park zoned parcel, one Forest 3 zoned parcel, one Nature Protection zone parcel (to be transferred to Penelakut Tribe), and road dedication.

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:

DISTRICT LOT 86 GALIANO ISLAND COWICHAN DISTRICT – PID 008-015-961

SIZE OF PROPERTY AFFECTED:

38.5 ha

ALR STATUS:

N/A

OFFICIAL COMMUNITY PLAN DESIGNATION:

Forest

OTHER INFORMATION:

Additional information, including the current bylaws, is available at: www.islandstrust.bc.ca

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

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:

Federal Agencies

N/A

Provincial Agencies

Min. of Housing and Municipal Affairs

Min. of Environment and Parks – Provincial Parks

Min. of Forest

Forests.SouthIslandDistrictOffice@gov.bc.ca

Min. of Transportation & Transit – via portal

Non-Agency Referrals

BC Assessment Authority

Galiano Island Parks and Recreation Commission

Coast Salish Peoples of Galiano Society

Georgeson Family

Regional Agencies

Capital Regional District – Building Inspection

Capital Regional District – Regional Parks and Community Services

Island Health

North Galiano Island Fire Rescue

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 – via portal

Penelakut Tribe - via portal

Semiahmoo First Nation

Snuneymuxw First Nation

Stz'uminus First Nation

Ts'uubaa-asatx Nation (Lake Cowichan) – via portal

Tsartlip First Nation

Tsawout First Nation – via portal and email

Tsawwassen First Nation

Tseycum First Nation

WSANEC Leadership Council

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)

292 and 293

(Bylaw Number)

(Name and Title)

(Agency)

PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 292

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. 1, 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	JULY	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. 292**

SCHEDULE 1

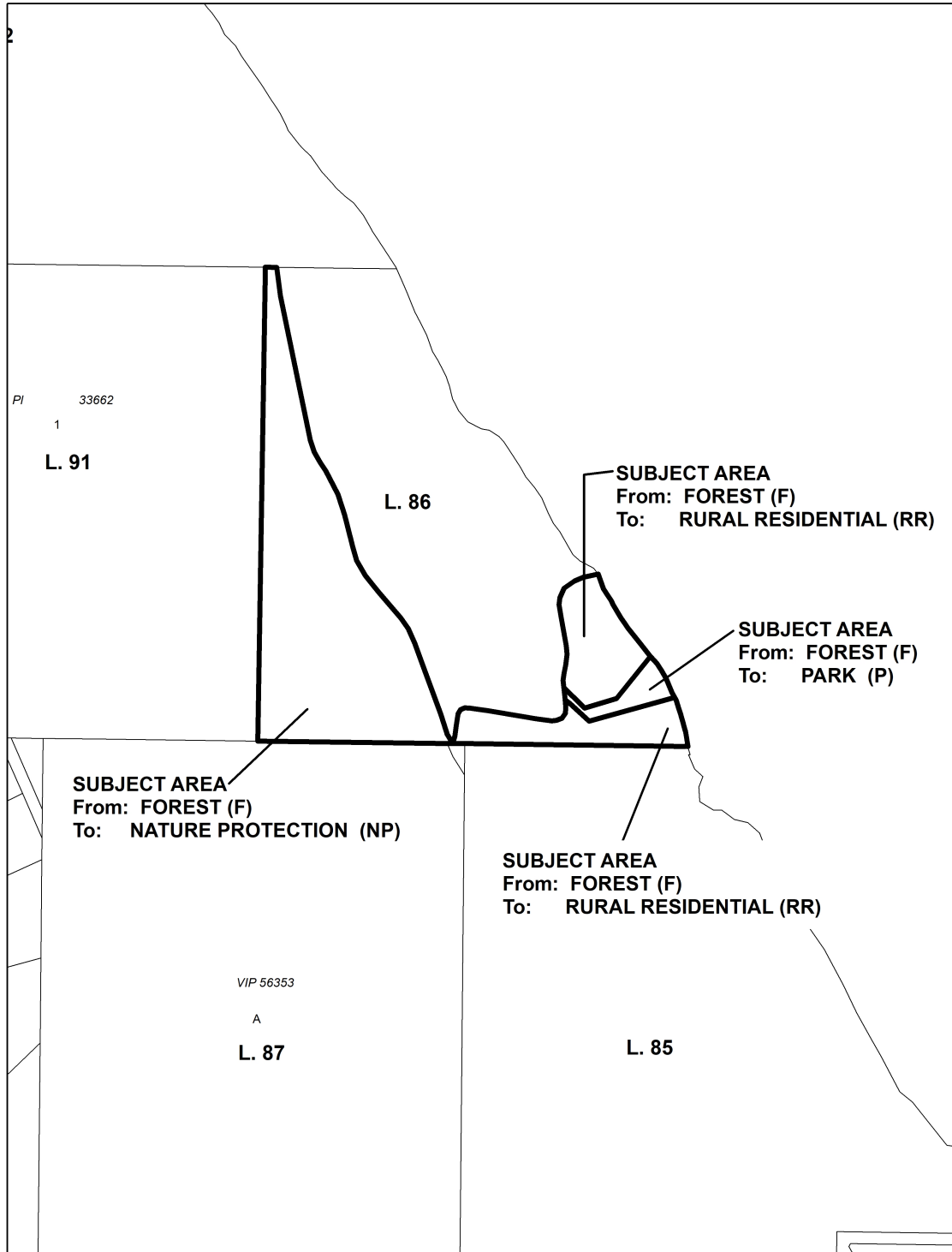
The Galiano Island Official Community Plan Bylaw No. 108, 1995, is amended as follows:

1. Schedule A, Section II, 1.4 Rural Residential is amended by inserting the following as a new Rural Residential policy, and by making such consequential numbering alterations to effect this change:

“For the properties described as District Lot 86, Galiano Island, Cowichan District, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares (5 acres) on the Rural Residential designated portion of the lands and 20 hectares (49 acres) on the Forest designated portion of the lands, applicable only if the landowner provides land to be transferred to the Province of British Columbia, Penelakut Tribe, the Capital Regional District or other transferees designated in the Land Use Bylaw amendment, to be used for conservation, ecosystem protection, public parkland, community forest, or trails. Approval of any such rezoning shall be subject to the following conditions:

- i) the area of land to be transferred shall include all of the land designated Nature Protection and Park;
- ii) incorporation of a siting plan into the Land Use Bylaw identifying the location and area of the residential home plate, including driveways, on each lot in the proposed subdivision, sited in a manner that avoids sensitive ecosystems and hazardous lands, and minimizes extension of services; and
- iii) the registration of a s. 219 covenant granted to the LTC which restricts the layout and area of the future lots to provide for the contiguous clustering of lots in a manner that protects the integrity of forest ecosystems, surface water and groundwater supplies and minimizes the impact of residential services such as roads.”

- Schedule B (Land Use Designation) is amended for the lands legally described District Lot 86 Galiano Island, Cowichan District as depicted in the map below.



PROPOSED

GALIANO ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 293

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, 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 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), despite 5.4.9 and 5.4.10, zoning shall establish a minimum average parcel area of 38 hectares, with a minimum average subdivision parcel area as low as 2 hectares for the RR(e) zoned portions applicable once the landowner provides the portions of the land legally described as District Lot 86, Galiano Island, Cowichan District that are zoned Nature Protection (NP) and Park (P) to be transferred to the Province of British Columbia, the Capital Regional District, or Penelakut Tribe, for use for conservation, ecosystem protection, public parkland, community forest, or trails.”

2.2 Section 5.4 – Rural Residential Zone, by adding the following new subsection:

“On the lands zoned RR(e), in addition to the other regulations in Section 5.4, all buildings, structures and paved parking areas on each lot must be sited entirely within the area marked “Developable Area” designated on Plan 7 of Schedule D of this bylaw.”

2.3 Schedule “B” – Zoning Map, is amended by changing the zoning classification of Lot 86, Galiano Island, Cowichan District 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 adding ‘Plan No. 7’ as shown on Plan No. 2 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, and by making such alterations to Schedule “B” to Bylaw No. 127 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.

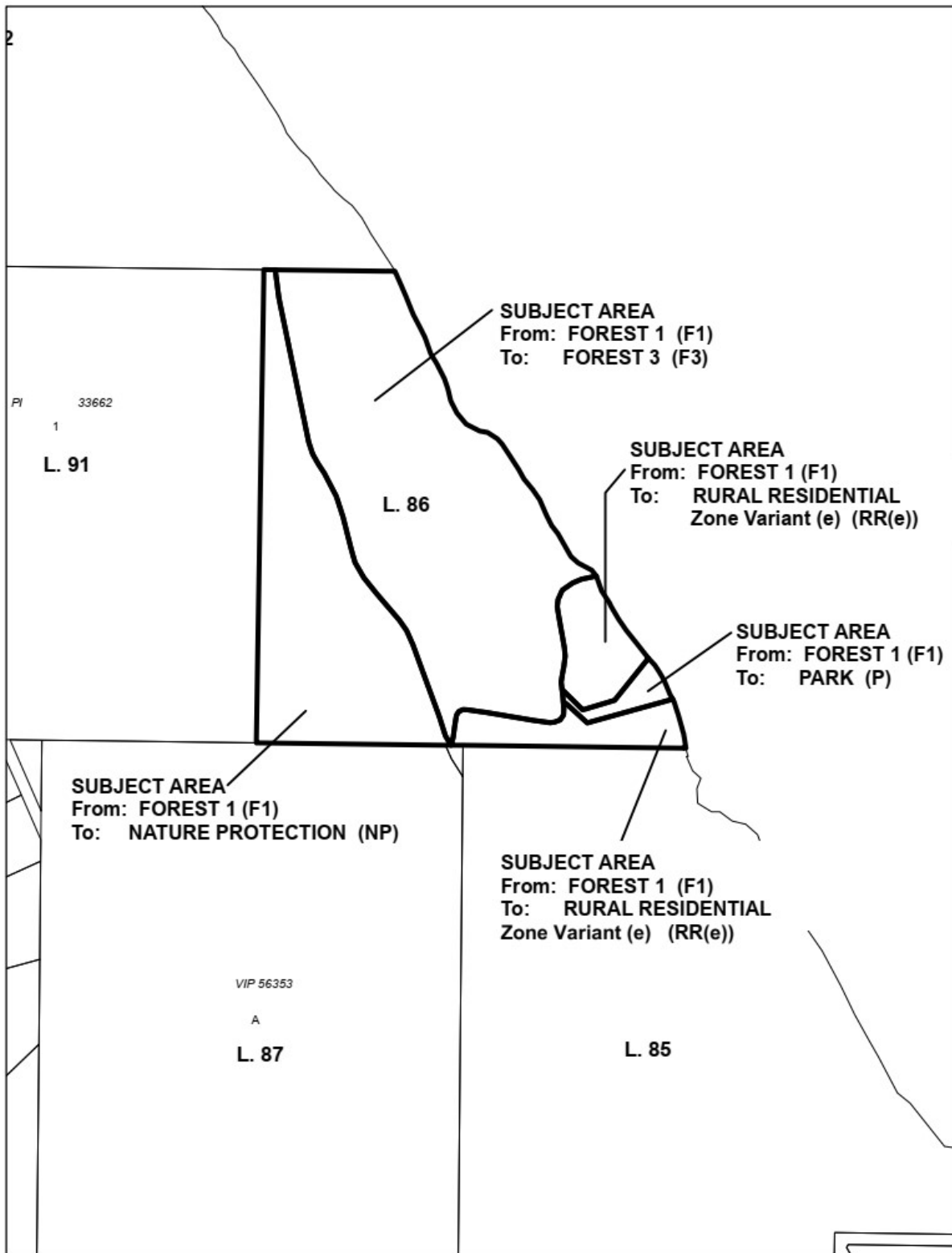
READ A FIRST TIME THIS	8 TH	DAY OF	JULY	2025.
PUBLIC HEARING HELD THIS	_____	DAY OF	_____	20____
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____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

CHAIR

SECRETARY

GALIANO ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 293

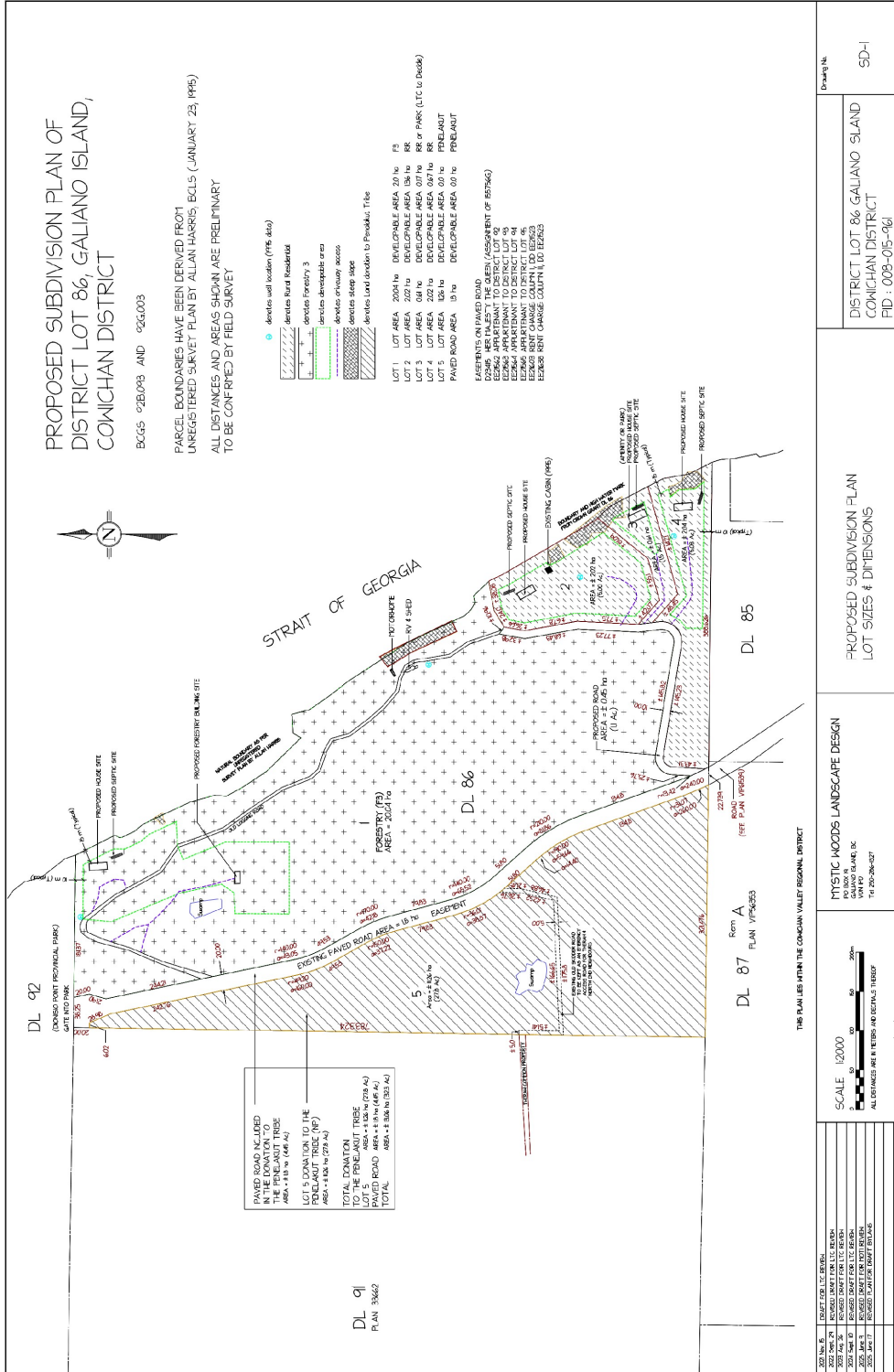
Plan No. 1



GALIANO ISLAND LOCAL TRUST COMMITTEE
 BYLAW NO. 293

Plan No. 2

"Plan No. 7 – x-referenced – Subsection 5.4.19



DATE OF MEETING: September 2, 2025

TO: Thetis Island Local Trust Committee

FROM: Nadine Mourao, Legislative Clerk/Deputy Secretary

SUBJECT: Referral: Proposed Trust Council Bylaw No. 183 Policy Statement

File No.: TC BL 183
Policy Statement

PURPOSE

The Islands Trust Council has referred proposed Bylaw No. 183 (cited as "Islands Trust Policy Statement Bylaw, 2025") to the Thetis Island Local Trust Committee.

BACKGROUND

Islands Trust [Policy 4.1.9](#) Inter-Local Trust Committee Community Planning Bylaw Referral delineates how a local trust committee will implement a local trust committee referral process for community planning bylaws affecting another local trust committee or island municipality.

Your response to this referral will help to ensure that the Policy Statement advances the mandate of the Islands Trust, in cooperation with the Province, other agencies and Indigenous Governing Bodies. The Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs and Housing if it is to be used by Islands Trust Executive Committee and Trust Council to evaluate and approve bylaws submitted by local trust committees and island municipalities.

The proposed new Policy Statement contains policies that may affect your agency's interests. We would encourage you to review the Islands 2050 project webpage for additional information about the Policy Statement Amendment Project, including an FAQ.

For more information on the Islands 2050 Policy Statement Amendment Project, including the draft Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

NEXT STEPS

The following draft resolutions have been provided for consideration:

1. **If the LTC considers their interests unaffected by the bylaw:**
That the Thetis Island Local Trust Committee respond to the Islands Trust Council that interests are unaffected by Bylaw No. 183.
2. **If the LTC wishes to recommend proceeding with the bylaw for specific reasons:**
That the Thetis Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed for the following reasons:
 - *[list reasons] ...*
3. **If the LTC wishes to recommend proceeding with the bylaw subject to conditions:**
That the Thetis Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 proceed, subject to the following recommendations:
 - *[list recommendations] ...*
4. **If the LTC wishes to recommend not proceeding with the bylaw:**
That the Thetis Island Local Trust Committee recommend to the Islands Trust Council that proposed Bylaw No. 183 not proceed for the following reasons:
 - *[list reasons] ...*



MEMORANDUM

Submitted By:	Nadine Mourao, Legislative Clerk	August 13, 2025
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ATTACHMENTS

1. BYLAW REFERRAL FORM



ISLANDS TRUST POLICY STATEMENT BYLAW REFERRAL FORM

Islands Trust – Islands 2050
200 – 1627 Fort Street
Victoria, BC V8R 1H8
islands2050@islandstrust.bc.ca
www.islandstrust.bc.ca

Island: Islands Trust Area Bylaw No.: TC 183 Date: August 6, 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.

PURPOSE OF BYLAW:

The Islands Trust Act requires that Islands Trust Council adopt a Policy Statement. The current Policy Statement has not been substantively updated in over 30 years. The purpose of this bylaw is to update the Policy Statement through the lenses of reconciliation, climate change, and affordable housing.

GENERAL LOCATION:

The Islands Trust Policy Statement is a general policy that applies to all of the Islands Trust Area, including Bowen Island. For a map of the Islands Trust Area, please visit: <https://islandstrust.bc.ca/mapping-resources/mapping/>

YOUR RESPONSE IS RESPECTFULLY REQUESTED:

Your response to this referral will help to ensure that the Policy Statement advances the mandate of the Islands Trust, in cooperation with the Province, other agencies and Indigenous Governing Bodies. The Islands Trust Policy Statement requires the approval of the Minister of Municipal Affairs and Housing if it is to be used by Islands Trust Executive Committee and Trust Council to evaluate and approve bylaws submitted by local trust committees and island municipalities.

The proposed new Policy Statement contains policies that may affect your agency's interests. We would encourage you to review the [Islands 2050 project webpage](#) for additional information about the Policy Statement Amendment Project, including an FAQ. Please return the response form to islands2050@islandstrust.bc.ca

OTHER INFORMATION:

For more information on the Islands 2050 Policy Statement Amendment Project, including the draft Policy Statement: <https://islandstrust.bc.ca/programs/islands-2050/>

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 response and, if necessary, outline any conditions related to that response. Please note any legislation or official government policy that would affect our consideration of this Bylaw.

(Signature)

Name: David Marlor

Title: Secretary, Islands Trust

This referral has been sent to the following agencies:

Federal Agencies

Environment and Climate Change Canada
Fisheries & Oceans, Canada (Fish Protection and Aquaculture - Pacific Region)
Transport Canada
Parks Canada

Regional Agencies

Capital Regional District
Comox Valley Regional District
Cowichan Valley Regional District
Metro Vancouver Regional District
Nanaimo Regional District
qathet Regional District
Sunshine Coast Regional District

School District Boards

School District No. 45 (West Vancouver – Gambier)
School District No. 46 (Gambier)
School District No. 64 (Gulf Islands: Galiano, Mayne, North Pender, South Pender, Salt Spring, Saturna)
School District No. 68 (Gabriola/Ballenas Winchelsea)
School District No. 69 (Lasqueti/Ballenas Winchelsea)
School District No. 71 (Denman/Hornby)
School District No. 79 (Thetis)

Improvement District Boards

Gabriola Fire Protection District
Graham Lake Improvement District
Schmidt Improvement District
Galiano Estates Improvement District
Gossip Island Improvement District
Montague Improvement District
Spanish Hills Improvement District
Wise Island Improvement District
Bennett Bay Waterworks District
Campbell-Bennett Bay Improvement District
Lighthouse Point Waterworks District
Mayne Island Improvement District
Village Point Improvement District
Georgina Improvement District
Razor Point Improvement District
Trincomali Improvement District
Harbour View Improvement District
Mount Belcher Improvement District
North Salt Spring Waterworks District
Piers Island Improvement District
Salt Spring Island Fire Protection District
Scott Point Waterworks District
Saturna Shores Improvement District
Thetis Island Improvement District
Vaucroft Improvement District

Adjacent Local Trust Committees and Municipalities

Ballenas-Winchelsea Islands Local Trust Committee
Bowen Island Municipality
Denman Island Local Trust Committee
Gabriola Island Local Trust Committee
Galiano Island Local Trust Committee
Gambier Island Local Trust Committee
Hornby Island Local Trust Committee
Lasqueti Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Salt Spring Island Local Trust Committee
Saturna Island Local Trust Committee
South Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Islands Trust Conservancy Board

Provincial Agencies

Agricultural Land Commission
Attorney General (Housing Policy Branch)
BC Ferries
Ministry of Agriculture and Food
Ministry of Energy and Climate Solutions
Ministry of Energy and Climate Solutions (Climate Action Secretariat)
Ministry of Mining and Critical Minerals
Ministry of Environment and Parks
Ministry of Environment and Parks (BC Parks and Conservation Officer Service Division)
Ministry of Forests
Ministry of Water, Land and Resource Stewardship (South Coast Office, Crown Lands, Water Licensing (Watershed Stewardship & Security Branch, Ecosystems, Archaeology)
Ministry of Health
Ministry of Indigenous Relations and Reconciliation (West Coast Office; South Coast Office)
Ministry of Housing and Municipal Affairs (Governance and Structure Branch and Land Use Planning and Regional Impacts Branch)
Ministry of Transportation and Transit on Vancouver Island and South Coast (via electronic Development Approvals System)

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

Islands Trust Area (Islands 2050)
(Island)

(Signature)

(Date)

TC 183
(Bylaw Number)

(Printed Name and Title)

(Agency)

ISLANDS TRUST COUNCIL

BYLAW NO. 183

A BYLAW TO ADOPT A POLICY STATEMENT FOR THE TRUST AREA

The Islands Trust Council, having jurisdiction in respect of the Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act* S.B.C. 1996 c.239, enacts as follows:

TITLE

- 1. This Bylaw may be cited for all purposes as “Islands Trust Policy Statement Bylaw, 2025”.

APPLICATION

- 2. This Bylaw applies to the Trust Area, as defined in Schedule A of the *Islands Trust Act* S.B.C. 1996 c.239.

ORGANIZATION

- 3. Schedule A (Islands Trust Policy Statement) attached to and forming part of the bylaw is hereby adopted as the trust policy statement pursuant to S.15(1) of the *Islands Trust Act*.

SEVERABILITY

- 4. 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.

REPEAL

- 5. “Islands Trust Policy Statement, 1993” is hereby repealed upon adoption of this bylaw.

READINGS

READ A FIRST TIME THIS 29TH DAY OF JULY, 2025

READ A SECOND TIME THIS DAY OF ,2025

READ A THIRD TIME THIS DAY OF ,2025

APPROVED BY THE MINISTER OF HOUSING AND MUNICIPAL AFFAIRS PURSUANT TO SECTION 15(2)(c) OF THE ISLANDS TRUST ACT THIS DAY OF ,2025

RECONSIDERED AND FINALLY ADOPTED THIS DAY OF ,2025

Secretary

Chairperson



Islands Trust

Islands Trust Policy Statement

Acknowledgement

Islands Trust Council respectfully acknowledges that the lands and waters that encompass the Islands Trust Area have been home to Indigenous Peoples since time immemorial and that their relationship to these lands and waters continues to this day. Islands Trust Council acknowledges that residential schools, forced removal, and colonial laws and restrictions on Indigenous governance and cultural practices have displaced and dispossessed Coast Salish peoples and disrupted their relationships with the islands and waters of the Salish Sea. Islands Trust Council acknowledges that a healthy environment is essential for Indigenous Peoples to be able to exercise their inherent and treaty rights. Islands Trust Council is committed to reconciliation 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 within Coast Salish Territory, in the treaty lands and territories of:

BOKÉĆEN (Pauquachin) First Nation

Da'naxda'xw/Awaetlala First Nation

K'ómoks (Comox) First Nation

Lhaq'temish (Lummi) Nation

MÁLEXEŁ (Malahat) First Nation

Mamalilikulla First Nation

Qualicum First Nation

Quw'utsun Nation (comprised of **Cowichan Tribes**, **Xeláltxw** (Halalt) First Nation, **Lyackson** First Nation, **Spune'luxutth'** (Penelakut Tribe) and **Stz'uminus** (Chemainus) First Nation)

scəwáθən (Tsawwassen) First Nation

səlilwətał (Tsleil-Waututh) First Nation

SEMYOME (Semiahmoo) First Nation

shíshálh (Sechelt) Nation

Skwxwú7mesh (Squamish) First Nation

Snaw-naw-as (Nanoose) First Nation

Snuneymuxw (Nanaimo) First Nation

Songhees First Nation

STÁUTW (Tsawout) First Nation

᠎aʔəmen (Tla'amin) First Nation

Tlowitsis Nation

Ts'uubaa-asatx (Lake Cowichan) First Nation

Wei Wai Kum (Campbell River) First Nation

We Wai Kai (Cape Mudge) First Nation

WJOLEŁP (Tsartlip) First Nation

WŚIKEM (Tseycum) First Nation

Xwémalhkwa (Homalco) First Nation

Xwsepsum (Esquimalt) First Nation

xʷməθkʷəy̓əm (Musqueam) First Nation

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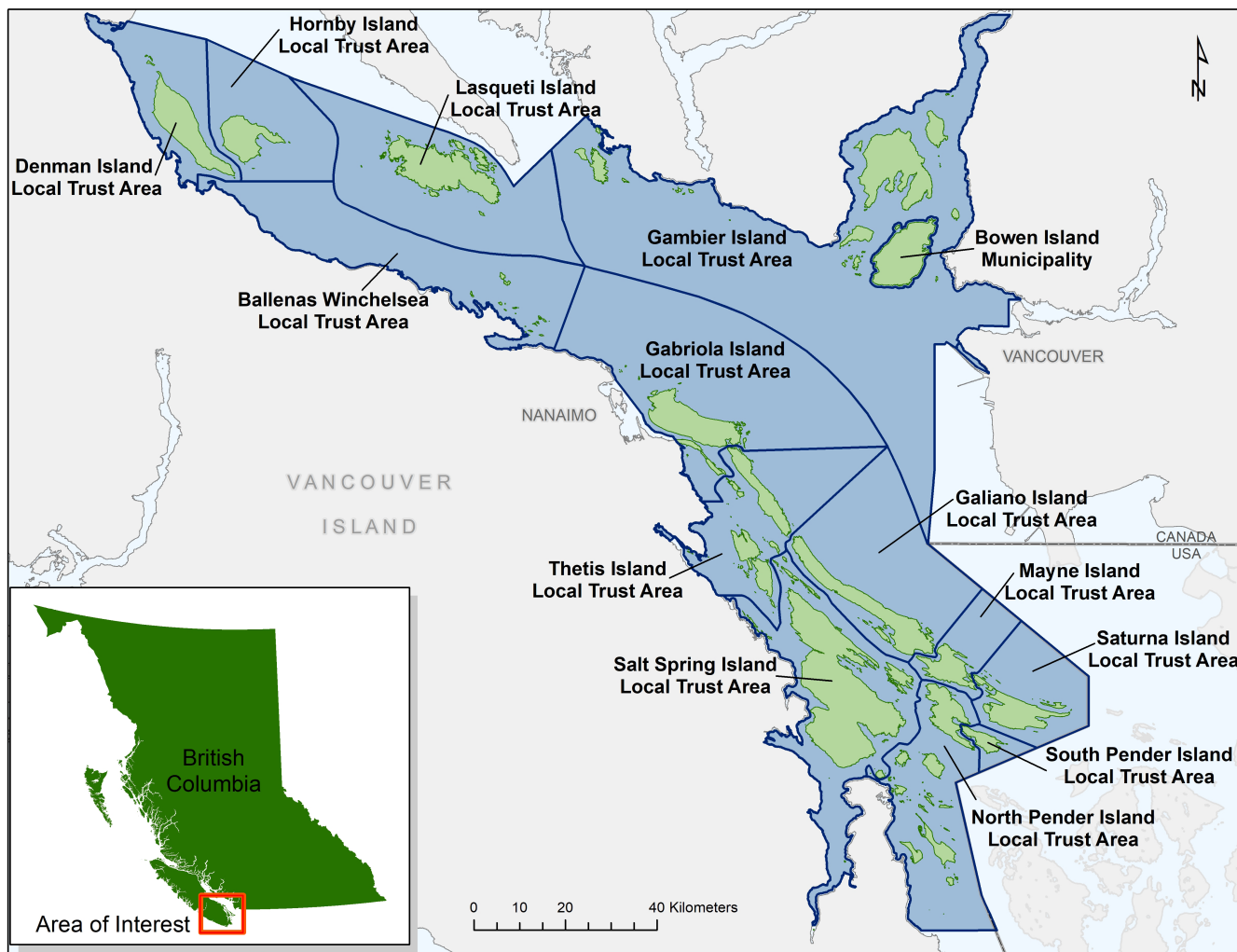
Part 1: The *Islands Trust Act*

In 1974, the Government of British Columbia established the *Islands Trust Act* to preserve and protect the Islands Trust Area and its unique amenities and environment against unrestrained growth and development. Islands Trust is a federated body responsible for the Trust Area, comprised of 13 major islands and more than 450 smaller islands and the surrounding waters in the Strait of Georgia and Howe Sound. Islands Trust regulates local land use, works with other levels of government, and, through the Islands Trust Conservancy, protects places of natural or cultural significance. This unique governmental mandate is defined in Section 3 of the *Islands Trust Act* and is commonly referred to as the “Islands Trust Object.”

1.1 – The Islands Trust Object

“**The object of the trust** is to preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the Trust Area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.” (Section 3, *Islands Trust Act*)

1.2 – Map of the Islands Trust Area



1.3 – Indigenous Inherent Rights Acknowledgment

Islands Trust Council respectfully acknowledges Indigenous inherent rights as protected under section 35 of the *Constitution Act, 1982*. Islands Trust Council respectfully acknowledges Indigenous rights to self-governance and the expressed interest of Indigenous Governing Bodies in working toward co-governance of the Islands Trust Area. Islands Trust Council is committed to advancing reconciliation with Indigenous Governing Bodies through ongoing discussion and recognition of these rights.

Given the *Declaration on the Rights of Indigenous Peoples Act* and the evolving legislative landscape in British Columbia, the Policy Statement serves as a starting point for improved cooperation with Indigenous Governing Bodies. Islands Trust Council commits to an ongoing effort to co-develop planning and land use management processes with Indigenous Governing Bodies within the Islands Trust Area and acknowledges that this document does not serve as an endpoint. Islands Trust Council will be informed by the United Nations Declaration on the Rights of Indigenous Peoples as a framework for its approach to reconciliation.

1.4 – Purpose and Structure of the Policy Statement

Section 15 of the *Islands Trust Act* states that Trust Council must adopt, by bylaw, a Trust Policy Statement that applies to the Islands Trust Area as a whole. The *Islands Trust Act* specifies that the Policy Statement must be a general statement of the policies of Trust Council to carry out the Islands Trust Object, that it may establish different policies for different parts of the Islands Trust Area, and that it must be approved by the provincial Minister responsible for Islands Trust prior to adoption.

Islands Trust Council is responsible for establishing and amending the Policy Statement, which in turn guides the development of more specific official community plans and regulatory bylaws by local trust committees and island municipalities across the region. The *Act* stipulates that official community plans and bylaws required to be submitted to Executive Committee or Trust Council under the *Act* must not be approved if they are contrary to or at variance with the Policy Statement. This ensures that the Islands Trust Object is at the core of all planning and land use management decision-making in the Islands Trust Area.

The Policy Statement represents Trust Council’s vision for the preservation and protection of the Islands Trust Area and its unique amenities and environment. It aspires to reflect the values and interests of island communities, Indigenous Governing Bodies and Indigenous Peoples, partner agencies, and all British Columbians, as well as the silent voices of island ecosystems, species at risk, and future generations.

Three Types of Policies in the Policy Statement:

Guiding Principles

(Part 2 of the Policy Statement) establish general commitments of Trust Council that centre the Islands Trust Object in all daily decision-making across the Islands Trust Area by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities.

Directive Policies

(Part 3 of the Policy Statement) are integral to carrying out the Islands Trust Object. They are policies with which official community plans and regulatory bylaws of a local trust committee or island municipality should be consistent to avoid rejection or objection when presented by the local trust committee or island municipality for consideration or approval by Executive Committee or Trust Council. They are also policies that should be directly addressed, where possible, in all official community plans and bylaws of a local trust committee or island municipality.

Advisory Policies

(also in Part 3 of the Policy Statement) are policies expressing select objectives of Trust Council, that local trust committees and island municipalities are advised to consider in the development of official community plans, bylaws, and in discretionary land use decisions. Advisory policies are not intended to constitute a basis for Executive Committee or Trust Council review of local trust committee or island municipality bylaws, or for potential rejection of such bylaws.

Part 2: Guiding Principles

2.1 – General Guiding Principles

In its efforts to carry out the Islands Trust Object, Islands Trust Council commits to the following set of shared principles to guide daily planning and decision making by Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities:

Trust Council's Guiding Principles	
2.1.1	<p>Acknowledge and Respect Indigenous Rights</p> <p>To grow understanding of the history and legacy of colonialism in the Islands Trust Area, to acknowledge and respect the rights of Indigenous Peoples, and to work together with Indigenous Governing Bodies and Indigenous Knowledge Holders to preserve and protect culturally significant areas, sites, and species.</p>
2.1.2	<p>Prioritize Environmental and Indigenous Cultural Heritage Protection</p> <p>To place priority on preserving, protecting and restoring the environment, and preserving, protecting, and supporting restoration of Indigenous cultural heritage in all decision making.</p>
2.1.3	<p>Limit the Rate and Scale of Development</p> <p>To define and maintain appropriate limits for the rate and scale of development in order to preserve and protect the Trust Area and its unique amenities and environment.</p>
2.1.4	<p>Foster Sustainable, Inclusive, and Resilient Communities</p> <p>To support planning and land use management decisions that foster sustainable, inclusive, and resilient communities, acknowledging the interdependencies between healthy communities and healthy ecosystems.</p>
2.1.5	<p>Take Guidance from the Precautionary Principle</p> <p>To be guided by the precautionary principle in all decision making to safeguard the environment and cultural heritage where there is uncertainty over the potential for serious or irreversible damage from development.</p>
2.1.6	<p>Account for Cumulative Effects</p> <p>To strive to account for the cumulative effects of existing and proposed development to avoid detrimental effects on watersheds, groundwater supplies, culturally sensitive areas and cultural heritage sites, and species and their habitats.</p>
2.1.7	<p>Foster Informed and Balanced Decision Making</p> <p>To be informed by a broad range of sources in its decision-making processes, including Indigenous Knowledge, institutional knowledge, local community knowledge, and science.</p>

2.2 – Reconciliation Principles

Islands Trust Council has declared its commitment to reconciliation with Indigenous Peoples of the Islands Trust Area, with the understanding that this commitment is a long-term relationship-building process and is a commitment to be informed by these reconciliation principles to the extent that they engage the object of the trust.

Trust Council's Reconciliation Principles	
2.2.1	<p>Guidance from <u>Truth and Reconciliation Commission</u> Be informed by the 10 principles established by the Truth and Reconciliation Commission of Canada (TRC).</p>
2.2.2	<p>Guidance from <u>United Nations Declaration on the Rights of Indigenous Peoples</u> Be informed by the articles established in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).</p>
2.2.3	<p>Guidance from <u>Missing and Murdered Indigenous Women and Girls Calls for Justice</u> Be informed by the Principles for Change used by the National Inquiry into Missing and Murdered Indigenous Women and Girls.</p>
2.2.4	<p>Guidance from <u>Indigenous Governing Bodies</u> Be informed by guidance from Indigenous Governing Bodies and Indigenous Knowledge Holders.</p>

2.3 – Cooperation Principles

While Trust Council must provide the necessary leadership to carry out the Islands Trust Object, its mandate requires cooperation with partners who each have unique roles to play in preserving and protecting the region. Trust Council commits to be guided by the following principles in its cooperation efforts to advance the Islands Trust Object:

Trust Council's Cooperation Principles	
2.3.1	<p>Collaborate with the Islands Trust Conservancy Board</p> <p>To collaborate closely with, and be informed by, the Islands Trust Conservancy Board, particularly in the areas of science-based conservation planning, ecosystem mapping, identification of core conservation areas and protected area networks, and protection of species and ecosystems at risk.</p>
2.3.2	<p>Collaborate with Island Municipalities</p> <p>To collaborate with island municipalities, particularly in the areas of conservation planning, communications and engagement, the Policy Statement, and other areas supporting the Islands Trust Object.</p>
2.3.3	<p>Work Towards Collaborative Governance with Indigenous Governing Bodies</p> <p>Develop strong relationships with Indigenous Governing Bodies and work toward building foundations for collaborative governance with Indigenous Governing Bodies, including through the development of shared decision-making agreements under the <i>Declaration on the Rights of Indigenous Peoples Act</i>.</p>
2.3.4	<p>Work Towards Strategic Inter-Agency Coordination</p> <p>To work towards establishing effective inter-agency coordination mechanisms with different levels of government, academic institutions and organizations who have important roles to play in supporting the Islands Trust Object.</p>
2.3.5	<p>Work Towards Accessible and Inclusive Public Communications and Engagement</p> <p>To work towards accessible and inclusive public communications and engagement strategies that engage a wide range of residents, communities, local organizations, and British Columbians.</p>
2.3.6	<p>Provide Public Education Opportunities</p> <p>To provide education opportunities to residents, communities, local organizations, and visitors, highlighting tangible ways they can contribute to preserving and protecting the Trust Area and its unique amenities and environment, while respecting the confidentiality interests of Indigenous Knowledge Holders and Indigenous Governing Bodies.</p>

Part 3: Goals and Policies

Goal 1: Advance Reconciliation

Islands Trust Council is committed to reconciliation and to long-term relationship building with Indigenous Governing Bodies and Indigenous Peoples across the region. The policies in this section aim to acknowledge the history, legacy and continuing relationships of Indigenous Peoples to the area since time immemorial, to recognize and respect the interests of Indigenous Governing Bodies regarding planning and land use management decisions that impact their territories, and to build foundations for collaborative governance and shared decision making.

Directive Policies – Reconciliation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.1.1 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies and provide a record of the engagement at time of bylaw submission.

Advisory Policies – Reconciliation

Local trust committees and island municipalities should...

3.1.2 Engage with Indigenous Governing Bodies

Engage with Indigenous Governing Bodies on discretionary planning and land use management decisions.

3.1.3 Land Back

Through engagement with Indigenous Governing Bodies, support opportunities to direct land to Indigenous Governing Bodies, including, but not limited to, as amenity contributions in applications seeking additional development potential.

3.1.4 Information Sharing

Support and develop methods for regular and timely sharing of information with Indigenous Governing Bodies.

3.1.5 Respect Indigenous Protocols for Information and Data Provided

Respect Indigenous Governing Bodies' and Indigenous Knowledge Holders' protocols about how their data and information should be collected, protected, used and shared.

Goal 2: Preserve and Protect Indigenous Cultural Heritage and Culturally Significant Areas, Sites, and Species

Islands Trust Council recognizes Indigenous cultural heritage as a unique amenity in the Islands Trust Area that must be preserved, protected, and where possible, restored. The Islands Trust Area is home to many culturally significant areas, sites and species, including places that are the resting places of ancestors, which are of importance to present and future generations of Indigenous Peoples. This section lays out general types of Indigenous cultural heritage and culturally significant areas, sites, and species that should be identified and protected in each local planning area; this should be guided by Indigenous Peoples, Indigenous Governing Bodies and Indigenous Knowledge Holders and undertaken in a culturally sensitive manner that respects confidentiality protocols around the sharing of Indigenous Knowledge.

Directive Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.2.1	<p>Indigenous Cultural Heritage Sites</p> <p>Minimize potential adverse impacts to Indigenous cultural heritage sites including, but not limited to, identified village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, pictographs, and registered, unregistered, or newly-discovered archaeological sites.</p>
3.2.2	<p>Indigenous Marine Harvesting Areas</p> <p>Minimize potential adverse impacts to marine harvesting areas used by Indigenous Peoples, including, but not limited to, fish weirs and clam gardens.</p>
3.2.3	<p>Indigenous Harvesting and Hunting Areas</p> <p>Minimize potential adverse impacts to land-based harvesting and hunting areas used by Indigenous Peoples.</p>

Advisory Policies – Indigenous Cultural Heritage & Culturally Significant Areas, Sites and Species

Local trust committees and island municipalities should...

3.2.4	<p>Indigenous Cultural Heritage Sites</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous cultural heritage sites including, but not limited to, village sites, burial sites, camp sites, middens, cairns, petroglyphs, culturally modified trees, fish traps, clam gardens, and pictographs, and registered, unregistered, or newly discovered archaeological sites.</p>
3.2.5	<p>Indigenous Harvesting Areas</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of Indigenous harvesting areas on land and marine foreshores including, but not limited to, fish weirs, clam gardens, camas meadows, and other areas used for Indigenous hunting, fishing, trapping, and gathering of plants and medicines.</p>
3.2.6	<p>Indigenous Harvesting and Hunting Area Access</p> <p>Through engagement with Indigenous Governing Bodies, identify and pursue opportunities to improve access by Indigenous Peoples to marine and land-based harvesting and hunting areas.</p>
3.2.7	<p>Other Culturally Significant Areas for Indigenous Peoples</p> <p>Through engagement with Indigenous Governing Bodies, identify and prioritize protection of areas of importance for Indigenous cultural and spiritual practices.</p>
3.2.8	<p>Culturally Significant Species and Medicinal Plants</p> <p>Through engagement with Indigenous Governing Bodies, identify, prioritize protection, and support restoration of culturally significant species and medicinal plants and ochre.</p>
3.2.9	<p>Cultural Monitors</p> <p>Through engagement with Indigenous Governing Bodies, support opportunities for cultural monitors to be present for ground-disturbing activities.</p>

Goal 3: Preserve and Protect Healthy and Biodiverse Ecosystems

Islands Trust Council acknowledges that preserving and protecting the ecological integrity of the Islands Trust Area is essential to the Islands Trust Object and to supporting community well-being across the region. The policies in this section aim to identify and protect key ecosystem types and characteristics that safeguard biodiversity and promote resilience to climate change.

Directive Policies – Ecosystem Integrity	
Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...	
3.3.1	Protected Area Networks Identify, establish, and sustain a network of protected areas of sufficient size and distribution to preserve the environmental integrity of ecosystems in their planning area.
3.3.2	Sensitive Ecosystems Identify and prioritize the preservation, protection, and restoration of sensitive ecosystems in the Islands Trust Area, classified as the following ecosystem types: cliff; freshwater; herbaceous; old and mature forest; riparian; wetland; and woodland.
3.3.3	Forest Ecosystems Identify forest ecosystems and prioritize the preservation, protection, and restoration of unfragmented forests, with a particular focus on the maintenance and restoration of their ecological integrity.
3.3.4	Coastal Oak and Prairie Ecosystems Identify and prioritize the preservation and protection of coastal oak and prairie ecosystems, with a particular focus on the maintenance, restoration and management of their ecological integrity.
3.3.5	Watershed Ecosystems Identify and prioritize the preservation, protection, and restoration of watershed ecosystems, freshwater sources, and groundwater recharge areas.
3.3.6	Marine Shorelines and Nearshore Areas Identify and prioritize the preservation, protection, and restoration of eelgrass meadows, kelp forests, forage fish spawning areas, clam beds, estuaries, tidal salt marshes, mud flats, and coastal wetlands.
3.3.7	Critical Habitat for Species at Risk Identify and prioritize the preservation, protection, and restoration of critical habitat for species at risk.
3.3.8	Islets and Small Islands Identify and prioritize the preservation, protection, and restoration of islets and small islands.
3.3.9	Light Pollution Minimize light pollution through the application of dark sky principles.

Advisory Policies – Ecosystem Integrity

Local trust committees and island municipalities should...

3.3.10	<p>Indigenous Ecosystem Management Through engagement with Indigenous Governing Bodies, support opportunities for Indigenous-led ecosystem management.</p>
3.3.11	<p>Indigenous Protected and Conserved Areas Support Indigenous Governing Bodies in the establishment of Indigenous Protected and Conserved Areas.</p>

Goal 4: Foster Sustainable, Inclusive, and Resilient Communities

Islands Trust Council recognizes that the Islands Trust Object is for the benefit of residents of the Islands Trust Area and all British Columbians, who in turn have a role in preserving and protecting this region. The policies in this section support the preservation and protection of unique island character and aim to foster sustainable, inclusive, rural, and resilient island communities.

Directive Policies – Managing Growth and Development

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.1	Sustainable Development Consider site capabilities, environmental and protected areas, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.
3.4.2	Growth Management Manage community growth and its associated impacts by directing residential, commercial and industrial development into suitable locations, to prevent sprawl, minimize fragmentation of forest lands, and avoid adverse impacts to Indigenous cultural heritage, harvesting and hunting areas.
3.4.3	Impacts of Development Consider the aesthetic, environmental, and social impacts of development.
3.4.4	Community Facilities and Services Ensure that each community's, and local Indigenous communities', current and projected long-term needs for educational, institutional, community, health, cultural, recreational facilities and services, and outdoor recreation are considered and planned for.
3.4.5	Climate Change Mitigation and Adaptation Implement planning and land use management strategies, and consider nature-based solutions, to minimize greenhouse gas emissions, and adapt to climate change-related vulnerabilities.
3.4.6	Hazardous Areas Identify areas at elevated risk of natural and climate change-related hazards and restrict development within these areas including, but not limited to, areas subject to flooding, sea-level rise, erosion, slope instability and wildfire.
3.4.7	Economic Activities Support sustainable economic activities that are compatible with the preservation and protection of the Trust Area and its unique amenities, environment, community well-being, and that consider transportation and infrastructure capacity.
3.4.8	Community Heritage Sites Identify, preserve, protect, and support the restoration of community heritage sites.

Advisory Policies – Managing Growth and Development

Local trust committees and island municipalities should...

3.4.9	<p>Existing Development Potential Identify land where current zoning or other land use regulations allow development that could be inconsistent with the object of the trust, and consider policy and/or regulatory options to reduce development potential or minimize the impacts of future development.</p>
3.4.10	<p>Economic Development Opportunities for Indigenous Communities Through engagement with Indigenous Governing Bodies, support economic development opportunities for Indigenous communities.</p>

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11	<p>Suitable Locations for Additional Housing Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.</p>
3.4.12	<p>Housing Diversity Support a range of housing types and tenures to help meet the identified housing needs of the island community and local Indigenous communities.</p>
3.4.13	<p>Clustered Small Dwelling Units Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.</p>
3.4.14	<p>Floor Area and Lot Coverage Limits Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.</p>
3.4.15	<p>Affordable and Special Needs Housing Prioritize the processing of rezoning applications from non-profit housing providers and public agencies, and the processing of housing agreement bylaws for affordable and special needs housing.</p>
3.4.16	<p>Short-Term Rentals Identify and assess the impacts of short-term rental of dwellings on the availability of safe, secure and affordable housing and, where necessary, regulate and limit the number of short-term rentals accordingly.</p>

Advisory Policies – Housing

Local trust committees and island municipalities should...

3.4.17	<p>Housing for Indigenous People Through engagement with Indigenous Governing Bodies, support housing opportunities for Indigenous people in the Islands Trust Area.</p>
3.4.18	<p>Multi-Unit Residential Implement land use regulations for affordable and special needs housing and other multi-unit residential development that permit a range of potential site configurations, and control form and character through development permit areas.</p>
3.4.19	<p>Natural Building Materials and Techniques Encourage construction of buildings and structures using local natural building materials and techniques, and minimize barriers to their use.</p>

Directive Policies – Transportation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.20	<p>Public and Active Transportation Networks Identify and establish appropriately-situated, safe, comfortable, and equitable transportation networks that reduce dependency on private automobile use, encourage zero emission modes of transportation, and support increased use of trail systems, public transportation, and active transportation.</p>
3.4.21	<p>Rural Roadways Identify and protect rural roadways, including scenic and/or heritage roads.</p>

Advisory Policies – Transportation

Local trust committees and island municipalities should...

3.4.22	<p>Road Systems Ensure that road location, design, construction, and road systems are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.23	<p>Transportation Network Vulnerabilities Cooperate with relevant agencies to identify parts of the local transportation network at risk of damage or deterioration and participate in planning to address mitigation or infrastructure relocation where necessary.</p>

Directive Policies – Waste, Emissions and Pollutants

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.24	<p>Pollutants to Air, Land and Water Regulate land use and development to reduce detrimental pollutants to air, land and water.</p>
3.4.25	<p>Disposal of Waste Where required, identify appropriate locations for waste transfer stations for the removal of waste from the Islands Trust Area.</p>
3.4.26	<p>Wastewater Disposal Systems Establish requirements for the location and siting of new wastewater disposal systems to mitigate adverse impacts on the Trust Area and its unique amenities and environment, with a focus on Indigenous Peoples' cultural heritage sites and marine harvesting areas.</p>

Directive Policies – Recreation

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.27	<p>Preservation of Natural Heritage Identify, preserve, protect, and support the restoration of natural heritage sites.</p>
3.4.28	<p>Location and Types of Recreational Facilities Identify appropriate locations for, types of, and access to, facilities for low-impact and active recreational activities, and discourage activities that may adversely impact the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.29	<p>Access to Community Marinas, Boat Launches, and Docks Identify and support safe public access and routes to community marinas, boat launches, and docks.</p>
3.4.30	<p>Access to Anchorages Identify appropriate and safe small-craft anchorage public-access locations.</p>
3.4.31	<p>Trail Systems Identify appropriate locations for, types of, and safe public access to public pedestrian, equestrian and bicycle trail systems to support active recreation that is compatible with preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.4.32	<p>Public Shoreline Access Identify new, protect existing, and support the acquisition and protection of, safe public access to marine shorelines and along marine shorelines that are appropriate for low-impact, public recreational use and do not adversely impact the Trust Area and its unique amenities and environment, including Indigenous Peoples' identified cultural heritage sites and marine harvesting areas.</p>
3.4.33	<p>Public Access to Public/Crown Land Identify and support the acquisition and protection of public access and routes to publicly-owned lands.</p>
3.4.34	<p>Destination Gaming Facilities Prohibit destination gaming facilities such as casinos and commercial bingo halls.</p>

Goal 5: Foster Sustainable Stewardship of Lands and Waters

Islands Trust Council recognizes that sustainable use of lands and waters in the Islands Trust Area is important to the long-term well-being and resilience of ecosystems in the Islands Trust Area and the communities that depend on them. This section lays out policies for sustainable land and water use that support the long-term health of ecosystems and sustainability of freshwater.

Directive Policies – Freshwater

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.1	Freshwater Sustainability Ensure that neither the density, nor intensity, of land use is increased in watersheds where the quality or quantity of the supply of freshwater is likely to be inadequate or unsustainable.
3.5.2	Freshwater Demand and Supply Projections Ensure that existing, anticipated, and seasonal water demand and water availability are considered.
3.5.3	Freshwater Self-Sufficiency Ensure that islands are self-sufficient in their supply of freshwater.
3.5.4	Saltwater Intrusion Identify areas at elevated risk of saltwater intrusion and restrict development serviced by groundwater within these areas.

Advisory Policies – Freshwater

Local trust committees and island municipalities should...

3.5.5	Freshwater Quality Ensure that freshwater quality is maintained or remediated.
3.5.6	Freshwater Uses Strive to ensure that water quality in lakes, streams and wetlands is maintained, and that freshwater use is not to the detriment of other uses of the waterway such as fish and amphibian habitat uses, Indigenous cultural and spiritual uses, and aesthetic and recreational uses.
3.5.7	Freshwater Storage Encourage freshwater storage in groundwater regions where the quality or quantity of groundwater is likely to be inadequate or unsustainable.

Directive Policies – Forest Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.8	<p>Forest Lands for Sustainable Management Maintain large land holdings and parcel sizes to support sustainable forest management practices that are compatible with preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.9	<p>Forest Lands and Road Systems Consider siting of roads and utility corridors to minimize the fragmentation of forest lands.</p>
3.5.10	<p>Forest Lands and Wildfire Risk Management Identify planning and land use management strategies that mitigate wildfire risk and that are appropriate to the unique biogeoclimatic zones and settlement patterns of each local planning area.</p>

Directive Policies – Agricultural Lands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.11	<p>Protection of Agricultural Lands Identify and protect agricultural lands within the Agricultural Land Reserve for current and future use consistent with the <i>Agricultural Land Commission Act</i> and its regulations, while considering down-stream impacts, wildlife habitat, and adjacent properties.</p>
3.5.12	<p>Agriculture and Adjacent Properties Minimize any adverse impacts of land uses from properties adjacent to agricultural lands.</p>
3.5.13	<p>Agriculture and Road Systems Consider siting of roads and utility corridors to minimize fragmentation of agricultural lands.</p>
3.5.14	<p>Economic Viability of Farms Consider land uses and activities that support the economic viability of farms without compromising the agricultural capability of agricultural land or adversely impacting the Trust Area and its unique amenities and environment.</p>

Advisory Policies – Agricultural Lands

Local trust committees and island municipalities should...

3.5.15	<p>Sustainable Agriculture Preserve, protect, and encourage sustainable farming and the sustainability of farming.</p>
3.5.16	<p>Food Security and Food Sovereignty Support initiatives that advance food security and Indigenous food sovereignty.</p>

Directive Policies – Soil and Fill

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.17	<p>Soil Removal and Deposit Foster the preservation, protection, and restoration of soils in the Islands Trust Area.</p>
3.5.18	<p>Soil and Fill from Middens and Foreshore Areas of Cultural Significance Prohibit alteration, removal or excavation of soil or fill from all identified archaeological sites, including middens or foreshore areas identified as culturally significant areas.</p>

Directive Policies – Marine Shorelands

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.5.19	<p>Aquaculture Tenures</p> <p>Direct commercial aquaculture tenures to appropriate locations that will not adversely impact areas identified as culturally significant by Indigenous Governing Bodies, that provide critical habitat for species at risk, are of recreational significance or established or designated upland land uses, anchorages or moorages.</p>
3.5.20	<p>Setbacks from the Sea</p> <p>Incorporate current and anticipated impacts of sea level rise and storm surge, and determine appropriate shoreline buffers and setbacks from the sea, taking into account best practices recommended by the federal and provincial governments.</p>
3.5.21	<p>Soft Shoreline Protections</p> <p>Prioritize and foster soft shoreline approaches, such as those identified by the “Green Shores” program, to set requirements for shoreline preservation, and to mitigate erosion of shoreline and foreshore cultural heritage sites.</p>
3.5.22	<p>Vessel Moorage</p> <p>Prohibit the moorage of vessels in sensitive marine areas, including, but not limited to, eelgrass meadows, kelp forests, forage fish spawning areas, estuaries and mud flats.</p>
3.5.23	<p>Marinas</p> <p>Identify requirements for the location, size, and nature of marinas that are compatible with the preservation and protection of the Trust Area and its unique amenities and environment.</p>
3.5.24	<p>Sharing of Coastal Facilities</p> <p>Identify opportunities for the sharing of coastal facilities such as docks, wharves, floats, jetties, boat houses, board walks, and causeways.</p>
3.5.25	<p>Marine Docks</p> <p>Consider the cumulative effects of docks, and limit or prohibit new docks in areas identified as culturally significant by Indigenous Governing Bodies, in areas that provide critical habitat for species at risk, and in areas of recreational significance.</p>
3.5.26	<p>Marine Structures</p> <p>Limit or prohibit the construction or installation of breakwaters, groynes, rock weirs and jetties in marine areas that are not zoned for group wharfage, marine commercial or industrial use, or ferry terminals.</p>

Part 4: Implementation

4.1 – Policy Statement Implementation

Organizational Policy Alignment

Section 15 of the *Islands Trust Act* requires Islands Trust Council to adopt, by bylaw, a trust policy statement that applies to the Islands Trust Area. The Policy Statement must be a general statement of the policies of Islands Trust Council to carry out the object of the Trust.

Section 4(1) of the *Islands Trust Act* confirms that the Trust Council, Executive Committee, local trust committees and Islands Trust Conservancy are continued for the purpose of carrying out the object of the Trust.

Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities are expected to take general policy direction from the Policy Statement to ensure that decisions and activities of the organization are for the purpose of carrying out the Islands Trust Object. The Policy Statement should form the basis of Islands Trust Council's strategic planning process. To ensure consistency between the Policy Statement and the activities of Islands Trust Council, Islands Trust Executive Committee, local trust committees and island municipalities, staff should reference the Policy Statement and its relevant sections in meetings, staff reports, work programs, inter-governmental agreements (including protocols, letters of understanding and memoranda of understanding) and responses to referrals from other agencies. All inter-governmental coordination agreements, external communications, and advocacy should be consistent with the principles and policies set out in the Policy Statement.

Statutory Bylaw Approval Process

The main mechanism for implementing the Policy Statement in local planning and land use management decisions is the bylaw referral process under the *Islands Trust Act* and any referral process under the letters patent of an island municipality.

Executive Committee Approval: Under Section 15(4) of the *Islands Trust Act*, bylaws submitted to the Islands Trust Executive Committee must not be approved by the Executive Committee, or Trust Council, if they are contrary to or at variance with the Islands Trust Policy Statement.

Local Trust Committees: Under Section 27 (1) of the *Islands Trust Act*, a local trust committee must submit its bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns a bylaw with requested changes or refuses to approve a bylaw, the local trust committee may refer the bylaw to Islands Trust Council for approval. A bylaw has no effect until it is approved by Islands Trust Executive Committee or Islands Trust Council. A bylaw adopting or amending an official community plan has no effect until it is approved by the Minister responsible for Islands Trust.

Island Municipalities: Under Section 38 (1) of the *Islands Trust Act*, the council of a municipality, all or part of which is in the Islands Trust Area, must submit official community plan bylaws to Islands Trust Executive Committee for approval before adoption. If Islands Trust Executive Committee returns an official community plan bylaw with requested changes or refuses to approve an official community plan bylaw, the municipality may refer it to Islands Trust Council for approval. If Islands Trust Council returns or refuses to approve a bylaw, the municipality may submit it to the Minister for approval. These bylaws have no effect until they are approved by Islands Trust Executive Committee, Islands Trust Council, or the Minister responsible for Islands Trust. Although not required under the *Islands Trust Act*, the letters patent for Bowen Island also require referral of bylaws other than official community plan bylaws.

Implementing Reconciliation

The main mechanism by which Islands Trust Council's commitment to Reconciliation will be implemented through the Policy Statement is the requirement for local trust committees and island municipalities to engage Indigenous Governing Bodies on official community plan and land use bylaw amendments set out in Directive Policy 3.1.1.

Additionally, the Policy Statement advises local trust committees and island municipalities to engage with Indigenous Governing Bodies on discretionary planning and land use management decisions, and on topics that need engagement with Indigenous Governing Bodies in order to be effectively addressed.

Policy Statement Implementation Plan

Prior to, or following the adoption of, a new Policy Statement, or amendments to it, Islands Trust Council should develop a plan to implement the Policy Statement. Execution of the Implementation Plan may inform the content of, or revisions to, the following documents:

- The Islands Trust Council Strategic Plan
- The Islands Trust Council Annual Budget
- The Policy Statement Implementation Policy
- Local trust committee and island municipality workplans
- Other documents as applicable

The Policy Statement Implementation Plan may guide the development of:

- A timeline to bring official community plans and land use bylaws into alignment with the Policy Statement
- A revised assessment tool that Islands Trust Executive Committee and Islands Trust Council can use to assess whether local trust committee and island municipality bylaws are contrary to or at variance with the Policy Statement
- Targets and indicators with which Islands Trust Council can monitor and evaluate implementation of the Policy Statement
- Annual monitoring and reporting activities
- Changes to existing Islands Trust Council policies, or new policies, to implement the Policy Statement
- Changes to existing Islands Trust Council agreements, or new agreements, with other levels of government, agencies, and Indigenous Governing Bodies, to implement the Policy Statement
- Communications regarding Policy Statement implementation
- Other implementation actions as applicable

4.2 – Policy Statement Amendments

Policy Statement Amendment Projects

At the beginning of each term, in conjunction with its strategic planning process, Islands Trust Council can identify any Policy Statement amendment tasks to be undertaken that term. Newly elected Islands Trust Councils will likely wish to engage with Indigenous Governing Bodies, and may wish to engage with other key partners and interested and affected parties across the Islands Trust Area to define priorities for Policy Statement amendments that term. Any topics that cannot be addressed in a particular term could be noted on a “Policy Statement Amendment Topic Review Inventory” for consideration by Islands Trust Council at a later date. Once an amendment project is initiated, Islands Trust Council could assign the Executive Committee or a council committee the task of leading and coordinating the Policy Statement review and amendment project, with the support of other committees as appropriate. As part of its annual budget cycle, Islands Trust Council should consider allocating resources required for a Policy Statement amendment project, including for any related communications and engagement.

Communications, Engagement, and Referrals

As soon as practicable after the initiation of a Policy Statement amendment process, Islands Trust Council should adopt a communications and engagement plan appropriate to the scope and scale of the amendment project.

Proposed Policy Statement amendments must be referred to regional district boards in the Islands Trust Area and should be referred to Indigenous Governing Bodies.

While there are no statutory requirements for public engagement or public hearings related to the Policy Statement, in cases where major amendments are being considered, Trust Council should inform and consult members of the public and relevant partner agencies. Engagement and referral partners could include, but would not be limited to: local trust committees and island municipalities; the Islands Trust Conservancy Board; residents and non-resident property owners in the Islands Trust Area; other residents of British Columbia; municipal councils, improvement district boards operating within the Islands Trust Area; relevant provincial government agencies; and other persons and organizations that would be interested and affected by the proposed Policy Statement amendments.

Legislative Process

Adoption of a Policy Statement amendment bylaw occurs only after Trust Council has undertaken four readings of the proposed Policy Statement bylaw and received approval by the Minister responsible for Islands Trust. Policy Statement amendment bylaws become effective upon date of adoption and are not retroactive.

Glossary of Terms

Active Recreation

Active recreation means recreation that is of a formal nature, often performed with specific people or teams, requires specialized equipment or prescribed places, sites or fields, but excludes recreation that primarily involves the use of a power-driven conveyance.

Archaeological Sites

Archaeological sites consist of the physical remains of past human activity.

All archaeological sites in British Columbia are protected under the [Heritage Conservation Act](#). This applies whether sites are located on public or private land, and whether the site is known or unknown. Protected archaeological sites may not be altered or changed in any manner without a permit. There are over 60,000 archaeological sites recorded in BC's Provincial Heritage Register including the remains of village and other habitation sites, as well as resource procurement activities such as fishing weirs and culturally modified trees. These sites may date anywhere from recent times to 14,000+ years ago, and studies continue to uncover new information. (Source: BC Archaeology Branch)

Biodiversity

Biodiversity (biological diversity) is the variety of living things, including diversity within species (genetic diversity), diversity between species, and diversity of ecosystems. When biodiversity characteristics are assessed for any location or region, three attributes are considered:

- composition (describes the parts of each biodiversity component in that area – e.g. habitat types, species present, genetic diversity within species);
- structure (refers to the physical characteristics supporting that composition – e.g. size of habitats, forest canopy structure, etc.);
- function (means the ecological and evolutionary processes affecting life within that structure – e.g. pollination, natural disturbances, predator-prey relationships). (Source: Biodiversity BC)

Colonialism

Colonizers are groups of people or countries that come to a new place or country and steal the land and resources from Indigenous peoples, and develop a set of laws and public processes that are designed to violate the human rights of the Indigenous peoples, violently suppress the governance, legal, social, and cultural structures of Indigenous peoples, and force Indigenous peoples to conform to the structures of the colonial state. Historical and ongoing colonialism, including the dispossession of lands, has a deep and devastating impact on Indigenous people and communities. (Source: BC Addressing Racism Working Glossary; BC Office of the Human Rights Commissioner)

Community Heritage Site

A community heritage site is real property that is considered to be heritage property. (Source: Local Government Act)

Conservation	Actions, legislation, or institutional arrangements that lead to the protection or preservation of a given species, group of species, habitat, natural area, or property or areas of heritage value or character.
Critical Habitat	Under the federal <i>Species at Risk Act</i> , critical habitat is the habitat that is necessary for the survival or recovery of listed extirpated, endangered, or threatened species, and that is identified as critical habitat in a recovery strategy or action plan. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. (Source: <i>Species at Risk Act</i>)
Land Use Density and Intensity	<p>Density is regulated through zoning. Density may be defined by the number of units per given area of land. Density may also be measured by dividing the built area including all floor area, by the total area of the lot, e.g., floor area ratio (FAR).</p> <p>Intensity of use refers to the impacts of different types of land uses, e.g., certain types of commercial or industrial uses could be more intense with more impacts than residential or vice versa.</p> <p>Of note, density and intensity of use can combine to increase cumulative impacts of the land use.</p>
Ecosystem	An ecosystem is a collection of communities of both living and non-living things that are connected. The biotic elements in an ecosystem include living things such as plants and animals. The abiotic elements found in an ecosystem include non-living things like land forms or climate. Healthy ecosystems provide important “services,” like clean air and water, healthy forests and farms, and habitat for plants and animals. (Source: Government of BC)
Ecosystem Integrity	Ecosystems have integrity when their native components, such as native species, biological communities, natural landscapes and ecological functions, are intact and are likely to persist. (Source: Government of Canada)
Equity / Equitable	Equity refers to achieving parity in policy, process and outcomes for historically and/or currently underrepresented and/or marginalized people and groups while accounting for diversity. It considers power, access, opportunities, treatment, impacts and outcomes. (Source: Equity & Inclusion Glossary, UBC)

First Nations	First Nations is not a legal term but came into common use in the 1970s to replace Indian, which some people found offensive. Many communities have also replaced “band” with “First Nation” in their names. Symbolically, the term elevates First Nations to the status of “first among equals” alongside the English and French founding nations of Canada. It also reflects the sovereign nature of many communities, and the ongoing quest for self-determination and self-government. First Nations people may live on or off reserve, they may or may not have legal status under the <i>Indian Act</i> , and they may or may not be registered members of a community or nation. “First Nations” should be used exclusively as a general term as community members are more likely to define themselves as members of specific nations or communities within those nations. (Source: Assembly of First Nations)
Groundwater Recharge Areas	Groundwater recharge areas are terrain that inherently provide geographical and ecological conditions for the infiltration of water from the land surface to the subsurface through soils, sediments, and fractured bedrock to replenish groundwater sources. Groundwater recharge areas can be <i>diffuse</i> where widespread precipitation on the landscape infiltrates into groundwater sources or <i>localized</i> where discrete surface water sources such as streams, lakes, septic fields, and/or irrigation fields infiltrate into groundwater sources. Groundwater recharge areas that have a significant groundwater recharging effect for drinking water sources or groundwater dependent ecosystems in the Islands Trust Area are defined as <i>Critical Aquifer Recharge Areas</i> .
Groundwater Region	A groundwater region is a defined geographic area characterized by shared groundwater recharge, flow patterns, usage, and hydrogeological features, and that has clusters of wells that draw from common recharge zones. Analogous to surface-water watersheds – which are delineated based on drainage to a common outlet – groundwater regions are mapped to support the sustainable assessment, protection, and management of subsurface freshwater resources. Unlike surface watersheds, groundwater regions may span multiple watershed boundaries due to the complex movement of groundwater. These regions serve as practical planning units to guide evidence-based decisions regarding land use, water allocation, and ecosystem protection.
Heritage Site	Heritage site means, whether designated or not, land, including land covered by water, that has heritage value to British Columbia, a community or an aboriginal people. (Source: BC Heritage Conservation Act)
Housing Diversity	Housing diversity refers to the range of housing types and tenures in a community that allow people to find appropriate housing as their needs change over time, and at all stages of life.
Inclusive / Inclusion	Inclusion is an active, intentional, and continuous process to address inequities in power and privilege, and build a respectful and diverse community that ensures welcoming spaces and opportunities to flourish for all. (Source: Equity & Inclusion Glossary, UBC)

Indigenous Cultural Heritage

Indigenous Peoples understand and describe cultural heritage according to their distinct perspectives, traditions, and languages. For Indigenous Peoples, cultural heritage refers to ideas, experiences, objects, artistic expressions, practices, knowledge, and places that are valued because they are culturally meaningful, connected to shared memory, or linked to collective identity. Indigenous cultural heritage cannot be separated from either Indigenous identity or Indigenous life. Indigenous cultural heritage can be inherited from ancestors or it can be created by people today as a legacy for future generations. Indigenous Peoples have a right to identify their own cultural heritage, interpret its meaning, and safeguard its value. (Source: Indigenous Heritage Circle)

Indigenous Governing Body

Indigenous Governing Body means an entity that is authorized to act on behalf of Indigenous peoples that hold rights recognized and affirmed by section 35 of the *Constitution Act, 1982*.

Indigenous Knowledge / Knowledge Holders

There is no single definition of Indigenous Knowledge. For the purposes of this document, "Indigenous Knowledge" refers to a set of complex knowledge systems based on the worldviews of Indigenous peoples. Indigenous Knowledge reflects the unique cultures, languages, values, histories, governance and legal systems of Indigenous Peoples. It is place-based, cumulative and dynamic. Indigenous Knowledge systems involve living well with, and being in relationship with, the natural world. Indigenous Knowledge systems build upon the experiences of earlier generations, inform the practice of current generations, and evolve in the context of contemporary society. Different First Nations, Inuit and Métis communities each have distinct ways of describing their knowledge. Knowledge Holders are the only people who can truly define Indigenous Knowledge for their communities. It is important to note that some Indigenous communities are struggling to maintain their Indigenous Knowledge due to ongoing impacts of colonialism. (Source: Impact Assessment Agency of Canada)

Indigenous Peoples

Indigenous Peoples has the same meaning as aboriginal peoples in section 35 of the *Constitution Act, 1982*. The Assembly of First Nations also states: There is no official definition of Indigenous Peoples. In part, Indigenous communities, peoples and nations can be described as those which, having a historical continuity with pre-invasion and pre-colonial societies that developed on their territories, consider themselves distinct from other sectors of the societies now prevailing on those territories. Other terms include Aboriginal Peoples, Native Peoples, Original Peoples, or First Peoples. (Source: Assembly of First Nations)

Indigenous Rights

The term 'Indigenous Rights' is to be interpreted in accordance with the Province of British Columbia's Distinctions-Based Approach Primer, December 2023.

Middens

Midden, or 'shell midden' archaeological sites are indicative of past First Nations settlement activity. Formed by the accumulation of stratified cultural deposits over thousands of years, shell midden sites represent some of the most complex archaeological sites in the world. (Source: McLay et al (2008) *A'lhut tu tet Sul'hweentst Respecting the Ancestors*)

Note: A midden may be an archaeological indicator of village and burial sites, and may contain ancestral remains.

Natural Heritage Sites

Natural heritage sites are natural areas that:

- Furnish outstanding examples of Earth's record of life or its geologic processes;
- Provide excellent examples of ongoing ecological and biological evolutionary processes;
- Contain natural phenomena that are rare, unique, superlative, or of outstanding beauty; or
- Furnish habitats for rare or endangered animals or plants or are sites of exceptional biodiversity.

Nature-based solutions

Nature-based solutions are actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.

Nature-based Solutions address societal challenges through the protection, sustainable management and restoration of both natural and modified ecosystems, benefiting both biodiversity and human well-being. Nature-based Solutions are underpinned by benefits that flow from healthy ecosystems. They target major challenges like climate change, disaster risk reduction, food and water security, biodiversity loss and human health, and are critical to sustainable economic development. (Source: International Union for Conservation of Nature (IUCN))

Precautionary Principle

Principle 15 of the Rio Declaration, known as the precautionary principle, states: "In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation." Four central components of the precautionary principle include: taking preventive action in the face of uncertainty; shifting the burden of proof to the proponents of an activity; exploring a wide range of alternatives to possibly harmful actions; and increasing public participation in decision making. (Source: *The Precautionary Principle in Environmental Science*, Kriebel et al., 2001)

Preservation

To maintain in a given condition. Preservation often requires maintaining the processes that generate the desired condition.

- Protection** To maintain over the long term by managing, or if necessary limiting, the type and intensity of development or activity to ensure that valued attributes are not compromised or destroyed.
- Reconciliation** Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgement of the harm that has been inflicted, atonement for the causes, and action to change behavior. (Source: Truth & Reconciliation Commission)
- Restrict** To confine, bound or limit, not necessarily prohibit.
- Sensitive Ecosystems** Sensitive ecosystems are classified as 'sensitive' because of their rarity and vulnerability to disturbances such as human impacts and climate change. The BC Sensitive Ecosystems Inventory identifies sensitive ecosystem types, which have been adapted by the Islands Trust Conservancy to identify sensitive ecosystems commonly found in the Islands Trust Area, including:
- **Cliff:** Steep slopes, often with exposed bedrock. Very little soil accumulation, and only exceptionally hardy trees and plants. Cliffs are important vegetation refugia because they are often inaccessible to deer browsing or livestock grazing and can be important nesting habitat for birds.
 - **Freshwater:** all freshwater networks including but not limited to streams, lakes, wetlands, groundwater sources, springs, and precipitation.
 - **Herbaceous:** Shallow soils characteristic of herbaceous ecosystems support low-growing vegetation, such as grasses, forbs (low, broad-leaved plants), wildflowers, mosses and lichens. Few trees and shrubs survive on these sites due to the fast-drying and often shallow nature of the exposed soils.
 - **Old and Mature Forest:** Dry to moist forests dominated by conifer or deciduous tree species with a canopy cover of over 30%. Old forests have a stand age of over 250 years.; Mature forests have a stand age of 80–250 years.
 - **Riparian:** Located adjacent to lakes, streams and rivers and characterized by plant communities and soils dependent on increased moisture. Influenced by erosion, sedimentation, flooding and seepage.
 - **Wetland:** Feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. A wetland can be bog, fen, marsh, swamp, shallow water, wet meadow or a mixture of these types.
 - **Woodland:** Dry and open forests dominated by a mix of broadleaf and coniferous tree species with canopy coverage of 10–30%. Generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. (Source: BC Sensitive Ecosystems Inventory, as adapted in Islands Trust Conservancy Regional Conservation Plan 2018–2027)

- Species At Risk** An extirpated, endangered, threatened species, or a species of special concern. Extirpated species means a wildlife species that no longer exists in the wild in Canada, but exists elsewhere in the wild. Endangered species means a wildlife species that is facing imminent extirpation or extinction. Threatened species means a wildlife species that is likely to become an endangered species if nothing is done to reverse the factors leading to its extirpation or extinction. Species of special concern means a wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats. (Source: Federal *Species at Risk Act*)
- Stewardship** Voluntary, cooperative actions that nurture and take responsibility for the long-term integrity of the environment and amenities in the Islands Trust Area. For Indigenous Peoples, stewardship may be mandatory under Indigenous law.
- Sustainable** Capable of being maintained indefinitely; capable of meeting the environmental, economic, and social needs of current generations without compromising the ability of future generations to meet their needs.
- Treaties / Treaty Nations** Treaties are constitutionally protected, government-to-government agreements that identify, define and implement a range of rights and obligations, creating long-term, mutually binding commitments. Treaties negotiated through the BC treaty negotiations process are tripartite agreements between the governments of Canada, British Columbia, and a First Nation. The goal of treaties is reconciliation. Treaties signed with First Nations in Canada between 1701 and 1923 are commonly referred to as historic treaties. In BC, there are Douglas treaties, signed with First Nations on Vancouver Island, and Treaty 8 covering a portion of northeastern BC. Treaties signed today are called modern treaties, and cover where there are no historic treaties, and can also deal with matters not addressed in historic treaties. (Source: BC Treaty Commission)
- Watershed** A watershed is a topographically-defined area where all precipitation – rainfall and snowmelt – flows downslope via surface or subsurface pathways to a common receiving water body such as a stream, wetland, lake, or the ocean. Due to the islands' high shoreline-to-area ratio, many watersheds in the Islands Trust Area are non-basin watersheds the ephemeral flows and no defined channels or permanent receiving water bodies.



File No.: PLRZ20250072 (Welsh-Fenton)

DATE OF MEETING: February 3, 2026

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: Nature-Based Shoreline Protection Rezoning Application – Staff Report
Location: Foreshore Adjacent to 83 and 84 Blue Heron Rd., Thetis Island

RECOMMENDATIONS

1. That Thetis Island Local Trust Committee Bylaw No. 117, cited as “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2025”, be read a first time.
2. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 117 is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Thetis Island Local Trust Committee request staff refer the proposed bylaw amendment to relevant agencies, Nations, and the Advisory Planning Commission.
4. That the Thetis Island Local Trust Committee 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.
5. That the Thetis Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 117 upon receipt of a draft covenant.

REPORT SUMMARY

The purpose of this staff report is to present the Thetis Island Local Trust Committee (LTC) with draft Bylaw No. 117 for review and first reading, review consistency with the Islands Trust Policy Statement, require a covenant for shoreline ecosystem and cultural heritage protection as a condition prior to bylaw adoption, direct referrals to agencies and Nations, and schedule a community information meeting and public hearing for rezoning application PLRZ20250072 (Welsh-Fenton).

BACKGROUND

The application proposes to install a nature-based shoreline protection project up to 10 metres seaward from the title boundary, in the Water 4 Zone. The applicant has concurrently applied for a Crown foreshore Licence of Occupation with the province, and has enlisted the expertise of Indigenous elders, staff from

the Stewardship Centre of British Columbia, Green Shores for Homes, a registered professional biologist and biologist technician, and coastal engineers throughout the design process.

At the September 3, 2025 Thetis Island LTC regular business meeting, LTC received a preliminary report outlining the application and requested additional information from the applicant concerning protecting species at risk, sensitive ecosystems, and archaeological sites during proposed installation. The LTC did not require this information prior to proceeding with the application.

Staff suggest the applicant may confirm these requested details prior to final adoption, to inform a Section 219 covenant.

The LTC passed the following resolution at their September 3, 2025 Regular Business Meeting:

TH-2025-018

That the Thetis Island Local Trust Committee defer further consideration of application PLRZ-2025-0072 (Welsh) and direct staff to share professional reports and information, and invite First Nations to a site visit in order to provide meaningful opportunities for involvement, discussion of concerns, and cooperation prior to the Local Trust Committee proceeding with the application.

The application details have been shared with the Penelakut Tribe and Lyackson First Nation staff but have not yet confirmed a site visit at the time of report-writing.

Staff recommend proceeding with the application and continuing to reach out to Nations for their involvement, discussion of concerns, and cooperation throughout the process, and continuing to invite the Nations to a site visit.

ANALYSIS

Islands Trust Policy Statement

The draft bylaw appears consistent with the Islands Trust Policy Statement (ITPS) policies. The ITPS Directives Only Checklist is found in Attachment 2.

Land Use Bylaw

Draft Bylaw No. 117 would amend the Thetis Island Land Use Bylaw (LUB) No. 89 by rezoning parts of the marine foreshore area to allow nature-based shoreline protection structures within ten metres of the natural boundary of the sea in front of two waterfront properties at 83 and 84 Blue Heron Road.

The Draft Bylaw also includes a map delineating the site-specific area of the Water 4 zone where the nature-based shoreline protection structures would be constructed.

The proposed nature-based shoreline protection design also includes 30 m² of cobble bench structure along the shoreline landward of the title boundary in the Rural Residential (R-1) zone. This portion of the design does not necessarily require a bylaw amendment since accessory structures are a permitted use in the R-1 zone; however, it does require a variance to Subsection 5.4.b) of the LUB to permit the cobble structure less than 6.0 metres from the rear lot line.

The Draft Bylaw includes a map delineating the site-specific area of the 6.0 metre setback where the nature-based shoreline protection structure is proposed to be constructed, which would allow it in the rear lot line setback area.

Section 219 Covenant

Staff recommend the LTC request a Section 219 covenant to be registered on title as part of this rezoning, to be signed by the Chair of the LTC prior to final bylaw adoption consideration. The purpose of the covenant would be to control the proposed shoreline development and shoreline ecosystem and cultural heritage protection. The covenant will require mitigation and avoidance measures to protect identified species at risk, sensitive ecosystems, and cultural heritage during installation and maintenance of the proposed project. It may require an ecological overview report, coastal processes report, site plan(s), and monitoring recommendations and would be registered on title for both Lots 6 and 7.

The [preliminary staff report](#) dated September 3, 2025 identified specific gaps in information that should be addressed prior to proceeding with the application. In addition to the many documents already provided by the applicant, this information would help inform a draft Section 219 covenant. As of this report writing, the applicant continues to work on providing the following to the LTC:

- A list of specific mitigation, adaptation, and avoidance measures to protect identified species at risk, sensitive ecosystems, and archaeological sites during installation.
- A site plan showing:
 - All site access and lay-down areas for the project;
 - Shoreline access points for equipment; and
 - Extent of all work areas.

CONSULTATION

Statutory Requirements

As the proposed amendment to the Thetis Island Land Use Bylaw is consistent with the Thetis Island Official Community Plan in accordance with Section 457(2) of the *LGA*, a public hearing on the proposed zoning bylaw is not required. If the LTC chooses not to hold a Public Hearing for this proposed zoning bylaw, notice must be given by the LTC in accordance with Section 467 of the *LGA*, after direction to draft a bylaw.

Despite the option to not hold a public hearing, staff recommend that the LTC holds one because of the scale and nature of the proposed installation which may generate interest from the community. Although the proposed project intends to mimic natural coastal processes and restore shoreline habitat over time, its scale, location, and impact during installation may warrant community input through Public Hearing.

First Nations

Staff have identified the following First Nations for bylaw referral based on the Provincial database:

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

Agencies

Staff have identified the following agencies for bylaw referral; the LTC may direct staff to include other agencies not listed. The LTC may also choose to refer the proposal to the Advisory Planning Commission.

- Penelakut Seafoods Inc.
- Fisheries and Oceans Canada
- Ministry of Water, Land, and Resource Stewardship
- Ministry of Agriculture and Food
- Ministry of Environment and Parks
- Island Health Authority
- Cowichan Valley Regional District, Planning and Development, Thetis Island Port Commission
- Salt Spring Island Local Trust Committee
- Gabriola Island Local Trust Committee
- Galiano Island Local Trust Committee
- Thetis Island Community Association
- Thetis Island Residents and Ratepayers Association
- Thetis Island Nature Conservancy
- Thetis Island Marine Association
- Thetis Island Marina and Resort

Rationale for Recommendation

Based on the foregoing, the recommendations on page 1 are supported because:

- The application is reasonable as proposed and is consistent with the OCP and ITPS;
- Additional information will help inform a Section 219 covenant for ecosystem and cultural heritage protection, and be received prior to final adoption consideration; and
- Giving First Reading to the bylaw would allow for next steps in the process to proceed.

ALTERNATIVES

The LTC may consider the following alternatives 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.

Resolution:

That the Thetis Island Local Trust Committee request that the applicant submit to the Islands Trust
_____.

2. Send Rezoning Application to the Thetis Advisory Planning Commission

Resolution:

That the Thetis Island Local Trust Committee refer rezoning application PLRZ20250072 (Welsh-Fenton) to the Thetis Advisory Planning Commission for the following purpose(s)
_____.

3. Deny the application

The LTC may deny the application.

Resolution:

That the Thetis Island Local Trust Committee proceed no further with application PLRZ20250072 (Welsh-Fenton).

NEXT STEPS

If the LTC agrees with staff's recommendation, staff will:

- Send referrals of the Proposed Bylaw to Nations and Agencies;
- Work with the applicant to assist with required additional information; and
- Draft the covenant template.

Submitted By:	Margot Thomaidis, Planner 2	January 19, 2026
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 22, 2026

Attachments:

1. Draft Bylaw No. 117
2. ITPS – Bylaw No. 117

A BYLAW TO AMEND THETIS ISLAND LAND USE BYLAW NO. 89, 2011

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

1. Citation

This bylaw may be cited for all purposes as “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2025”.

2. Thetis Island Local Trust Committee Bylaw No. 89, cited as “Thetis Island Land Use Bylaw, 2011” is amended as follows:

2.1 Schedule “A”, PART 1. Administration, Section 1.1 – Definitions is amended by adding a new definition after the definition of ‘*natural boundary*’, as follows:

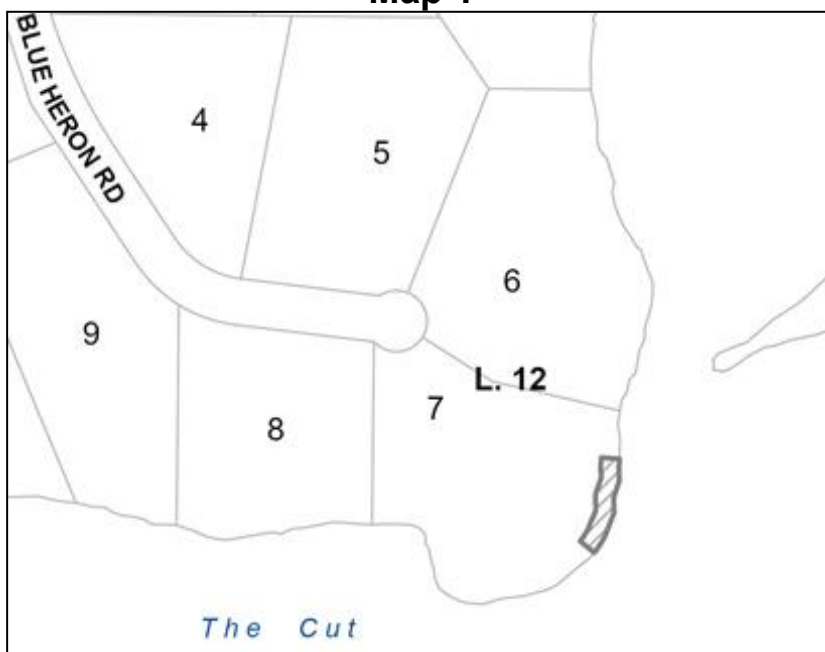
nature-based protection and restoration structure means a structure along the shoreline designed by a qualified professional that includes vegetation enhancement, drainage control, beach enhancement, anchor trees, gravel, and cobble placement that does not interrupt natural coastal processes and enhances the ecological functions of the shoreline.

2.2 Schedule “A”, PART 5. RESIDENTIAL ZONES, Section 5.4 – Height, Setbacks, and Siting of Buildings, Structures and Uses is amended by adding a new Subsection after Subsection 5.4.c) as follows:

d) Nature-based protection and restoration structures are permitted within 0.0 metres of the *rear lot line* only on that portion of the R-1 zone of Lot 7, District Lot 12, Thetis Island, Cowichan District, Plan 15927, as shown in the shaded area of Map 1 below.

2.3 Schedule “A”, PART 5. RESIDENTIAL ZONES, is amended by adding a Map after Section 5.4, as follows, and by making such consequential numbering alterations to all subsequent Maps and references to all subsequent Maps in order to effect this change.

Map 1

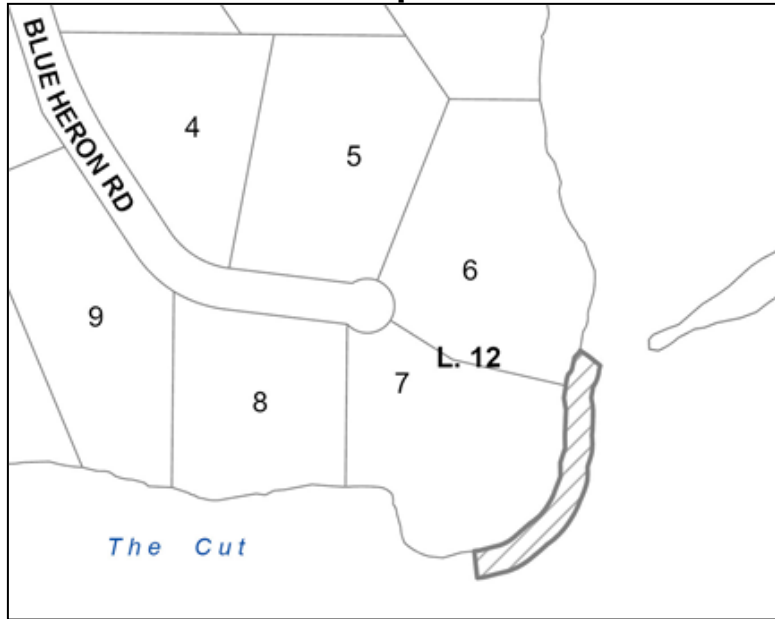


2.4 Schedule “A”, PART 10. WATER ZONES, is amended by adding a new Subsection after Subsection 10.1.1) and by adding a checkmark only under the W-4 zone column, as follows:

10.1. Permitted Uses	W-4
m) Nature-based protection and restoration structures only on that portion of the W-4 zone adjacent to the upland Lot 6 and Lot 7, District Lot 12, Thetis Island, Cowichan District, Plan 15927 within 10 metres of the natural boundary of the sea, as shown in the shaded area of Map 4 below, known locally as The Cut.	✓

2.5 Schedule “A”, PART 10. WATER ZONES is amended by adding a Map after Map 3, as follows:

Map 4



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__

PUBLIC HEARING HELD 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



PURPOSE

To provide staff with the Directives Only Checklist to highlight issues addressed in staff reports and as a means to ensure Local Trust Committees address certain matters in their official community plans and regulatory bylaws, Island Municipalities address certain matters in their official community plans, and to reference any relevant sections of the Policy Statement.

POLICY STATEMENT

The Policy Statement is comprised of several parts. Parts I and II outline the purpose, the Islands Trust object, and Council’s guiding principles. Parts III, IV and V contain the goals and policies relevant to ecosystem preservation and protection, stewardship of resources and sustainable communities.

There are three different kinds of policies within the Policy Statement as follows:

- Commitments of Trust Council which are statements about Council’s position or philosophy on various matters;
- Recommendations of Council to other government agencies, non-government organizations, property owners, residents and visitors; and
- Directive Policies which direct Local Trust Committees and Island Municipalities to address certain matters.

DIRECTIVES ONLY CHECKLIST

The Policy Statement Directives Only Checklist is based on the directive policies from the Policy Statement (Consolidated April 2003) which require Local Trust Committees to address certain matters in their official community plans and regulatory bylaws and Island Municipalities to address certain a matters in their official community plans in a way that implements the policy of Trust Council.

Staff will use the Policy Statement Checklist (Directives Only) to review Local Trust Committee and Island Municipality bylaw amendment applications and proposals to ensure consistency with the Policy Statement. Staff will add the appropriate symbol to the table as follows:

- ✓ if the bylaw is consistent with the policy from the Policy Statement, or
- ✗ if the bylaw is inconsistent (contrary or at variance) with a policy from the Policy Statement, or
- N/A if the policy is not applicable.

PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	3.1	Ecosystems
✓	3.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.
✓	3.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.
✓	3.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the regulation of land use and development to restrict emissions to land, air and water to levels not harmful to humans or other species.
	3.2	Forest Ecosystems
N/A	3.2.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development, and land-use.
	3.3	Freshwater and Wetland Ecosystems and Riparian Zones
✓	3.3.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.
	3.4	Coastal and Marine Ecosystems
✓	3.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	3.4.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for and regulation of development in coastal regions to protect natural coastal processes.

PART IV: POLICIES FOR THE STEWARDSHIP OF RESOURCES

CONSISTENT	No.	DIRECTIVE POLICY
	4.1	Agricultural Land
N/A	4.1.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.
✓	4.1.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.
✓	4.1.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.
	4.1.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the design of road systems and servicing corridors to avoid agricultural lands unless the need for roads outweighs agricultural considerations, in which case appropriate mitigation measures shall be required to derive a net benefit to agriculture.
✓	4.1.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.
✓	4.1.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	4.2	Forests
N/A	4.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the need to protect the ecological integrity on a scale of forest stands and landscapes.
N/A	4.2.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the retention of large land holdings and parcel sizes for sustainable forestry use, and the location and construction of roads, and utility and communication corridors to minimize the fragmentation of forests.
N/A	4.2.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

CONSISTENT	No.	DIRECTIVE POLICY
	4.3	Wildlife and Vegetation
	4.4	Freshwater Resources
N/A	4.4.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for.
N/A	4.4.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses
	4.5	Coastal Areas and Marine Shorelands
✓	4.5.8	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the needs and locations for marine dependent land uses.
N/A	4.5.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the compatibility of the location, size and nature of marinas with the ecosystems and character of their local planning areas.
✓	4.5.10	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location of buildings and structures so as to protect public access to, from and along the marine shoreline and minimize impacts on sensitive coastal environments.
N/A	4.5.11	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address opportunities for the sharing of facilities such as docks, wharves, floats, jetties, boat houses, board walks and causeways.
	4.6	Soils and Other Resources
N/A	4.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of productive soils.

PART V: POLICIES FOR SUSTAINABLE COMMUNITIES

CONSISTENT	No.	DIRECTIVE POLICY
	5.1	Aesthetic Qualities
✓	5.1.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of views, scenic areas and distinctive features contributing to the overall visual quality and scenic value of the Trust Area.
	5.2	Growth and Development
✓	5.2.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address policies related to the aesthetic, environmental and social impacts of development.
✓	5.2.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.
✓	5.2.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.
✓	5.2.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of areas hazardous to development, including areas subject to flooding, erosion or slope instability, and strategies to direct development away from such hazards.
	5.3	Transportation and Utilities
N/A	5.3.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of a classification system of rural roadways, including scenic or heritage road designations, in recognition of the object of the Islands Trust.
N/A	5.3.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the impacts of road location, design, construction and systems.
N/A	5.3.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of areas for the landing of emergency helicopters.
N/A	5.3.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the development of land use patterns that encourage establishment of bicycle paths and other local and inter-community transportation systems that reduce dependency on private automobile use.
	5.4	Disposal of Waste
N/A	5.4.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of acceptable locations for the disposal of solid waste.

CONSISTENT	No.	DIRECTIVE POLICY
	5.5	Recreation
N/A	5.5.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the prohibition of destination gaming facilities such as casinos and commercial bingo halls.
N/A	5.5.4	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the location and type of recreational facilities so as not to degrade environmentally sensitive areas, and the designation of locations for marinas, boat launches, docks and anchorages so as not to degrade sensitive marine or coastal areas.
N/A	5.5.5	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification of sites providing safe public access to beaches, the identification and designation of areas of recreational significance, and the designation of locations for community and public boat launches, docks and anchorages.
N/A	5.5.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.
N/A	5.5.7	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the planning for bicycle, pedestrian and equestrian trail systems.
	5.6	Cultural and Natural Heritage
✓	5.6.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the identification, protection, preservation and enhancement of local heritage.
✓	5.6.3	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation and protection of the heritage value and character of historic coastal settlement patterns and remains.
	5.7	Economic Opportunities
N/A	5.7.2	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.
	5.8	Health and Well-being
N/A	5.8.6	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address their community's current and projected housing requirements and the long-term needs for educational, institutional, community and health-related facilities and services, as well as the cultural and recreational facilities and services.

POLICY STATEMENT COMPLIANCE	
✓	<i>In compliance with Trust Policy</i>

January 15th 2026

Thetis Island Residents & Ratepayers Association

PO Box 141

Thetis Island, BC

V0R 2Y0

Email: tirraboard@thetisland.net

Thetis Island Advisory Planning Commission (APC)

Delivered by email:

Chair: Patrick Mooney [REDACTED]

**Subject: Proposed Bylaw Amendments
Mandatory 2000-gallon rainwater storage requirements for new construction
Fence Setbacks
Derelict Vehicles**

Thank you for allowing representation and discussion at the January 13, 2026 APC meeting. TIRRA wishes to submit the following comments and concerns regarding the proposed bylaw amendments for inclusion in the documentation.

Mandatory 2000-gallon rainwater storage requirements for new construction

Amendment to the rainwater storage requirements in the LUB [Land Use Bylaw] for minimum 2000-gallon non-potable water storage for new construction for garden, fire, property, and vehicle and equipment maintenance.

TIRRA is concerned about the costs this proposed amendment adds to the construction costs and questions how this relates to Islands Trust's efforts and mandate to improve housing affordability.

TIRRA also endorses the discussion items noted at the January 13, 2026 APC meeting:

1. For the Islands Trust to determine the cost implications of the proposed amendment.
2. For Islands Trust to provide an analysis if any similar amendment has been proposed elsewhere within the Islands Trust jurisdictions and the outcome of such a proposal.
3. For Islands Trust to determine a practical method of analysis for each new construction to determine when such a storage tank would be required on the property or when the storage tank would sit unused and provide no benefit for the property and therefore not be required.

Additional uncertainties as noted at the APC January 13, 2026 meeting include:

- How non-potable rainwater storage fits within the current Building Code and Island Health regulations.
- Additional regulations/requirements/expenses if the storage equipment is to be used for fire suppression per the June 3, 2025 Staff Report.
- Islands Trust to confirm that placement of the tank would not be subject to any regulatory requirements.

The purpose of this amendment remains unclear regarding whether it is to

- Ensure sufficient water supply to the homeowner
- Reduce aquifer drawdown
- Reduce drilling into the aquifer

If fire suppression is one of the justifications, then how will adequate storage be ensured during the dry summer months when water for gardening is also at a premium?

TIRRA suggests that the Thetis Advisory Planning Commission recommend to Islands Trust that it hold a public meeting on Thetis Island to review this proposed amendment.

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.

At the APC meeting on January 13, 2026 Islands Trust noted that the proposed fence setback of 7.6m (25') was the same as the existing setback for buildings. Islands Trust did not provide any further explanation on the necessity or practical implication of the proposed distance.

Islands Trust personnel also noted that existing fences within the proposed setback could be maintained within the amendment, but if a fence were damaged and required rebuilding or if the fence materials were changed that the work on the existing fence would contravene the bylaw.

TIRRA noted that the proposed amendment will affect all existing fences within the proposed setback as well as any fences required within the foreshore area.

St. Margaret's Cemetery is but one example of a location effected by the proposed amendment. The fence at that location is necessary for public safety as well as for protection of the foreshore ecosystem installed for bank stabilization. The foreshore stabilization project along with the fence were installed with recommendations from the Islands Trust. These types of projects would no longer be achievable within the proposed amendment.

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.

TIRRA notes that there is insufficient documentation available to determine the purpose, goal and viability of the proposed change.

TIRRA proposes that Islands Trust provide documentation and evidence on the number of vehicles currently older than 5 years as well as the planned path forward for enforcement of the existing bylaw as well as the proposed amended bylaw.

Respectfully submitted by

Thetis Island Residents and Ratepayers Association Board



REQUEST FOR DECISION

To: Thetis Island Local Trust Committee
For the Meeting of: January 3, 2026

From: Meeting Administrator
Date Prepared: October 30, 2025

SUBJECT: Draft 2026/27 Thetis Island Local Trust Committee Annual Meeting Schedule

RECOMMENDATION: THAT Thetis Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule.

DIRECTOR COMMENTS: The work of developing the proposed 2026/27 fiscal year committee schedule has been centralized thereby allowing the Executive Coordinator and Meeting Administrator to consider, at length, the many factors involved in creating an effective schedule that meets the requirements of each committee, the chairpersons, and committee members. The proposed schedule allows decisions made by local trust committees to move onto the relevant standing committee's agenda to Executive Committee in a timely manner allowing for increased efficiency. Adoption of the proposed meeting schedule will increase productivity by allowing a seamless process in completing the work required to organize and publish the meetings without need for significant re-ordering of the schedule

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to avoid scheduling meetings between the general election date and the swearing-in of trustees, as well as to minimize meetings during the election campaign period.

1 PURPOSE:

To approve the Thetis Island Local Trust Committee Business Meeting Schedule from April 1, 2026 to March 31, 2027

2 BACKGROUND:

Each Local Trust Committee (LTC) is asked to endorse, by resolution, its regular annual business meeting schedule for 2026/27.

The proposed meeting dates for 2026/27 (attached) were selected based on guidance from senior staff to minimize meetings during the election campaign period, avoid scheduling meetings between the general election date and the swearing-in of trustees, and to provide a meeting date post swearing-in and prior to the December 2026 Trust Council meeting.

As part of this endorsement, the LTC will need to designate which meeting dates are anticipated to be electronic or in-person. This would allow staff to plan further in advance to accommodate meeting logistics, enable staff to book venues for the year and anticipate cancelling the bookings if the meetings get changed to electronic-only at a later date.

Factors that have been considered when putting together the schedule are as follows:

- Islands Trust fiscal year timeframe;
- General local elections year and legislative meeting requirements;

- LTC’s preferred meeting days and times;
- Historical number of meetings held per year;
- Anticipated project commitments and application volumes;
- Trust Council meeting dates;
- Chair and trustee availability and conflicts with Executive Committee and Trust Council Standing Committee meeting dates including Accessibility, Financial Planning and Audit, Governance, Regional Planning, and Trust Programs;
- Flow of work from LTCs through standing committees to Financial Planning Committee to Executive Committee and then to Trust Council;
- Islands Trust Conservancy Board meetings, Bowen Island Municipality meetings, Union of BC Municipalities, Association of Vancouver Island and Coastal Communities, and other conferences;
- Other local trust committee meeting dates;
- Statutory holidays, including Christmas closures;
- Preference to hold as few meetings in August as possible;
- Available staff and staff capacity and
- Ferry and travel schedules.

3 IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: If Thetis Island LTC makes significant amendments to the schedule there will be a substantial re-ordering of LTC and Council Committee meeting dates as a result.

FINANCIAL: LTCs decisions whether to hold electronic meetings or in-person meetings will affect budgets. Electronic meetings do not incur venue costs or travel status costs from trustees or staff.

POLICY: [Local Trust Committees’ Meeting Procedure Bylaw No. 197, 2024](#)

IMPLEMENTATION/COMMUNICATIONS: Dates and locations of meetings will be posted immediately following adoption and as per LTC Meeting Procedures Bylaw.

FIRST NATIONS RELATIONS: Not applicable.

4 RELEVANT POLICY(S): [Trust Council Bylaw No. 197, 2024](#)

5 ATTACHMENT(S): [Thetis LTC April/26 to March/27 Proposed Meeting Dates](#)
[2026/27 LTC Meeting Scheduling Calendar](#)
[2026/27 Council Standing Committees Scheduling Calendar](#)

RESPONSE OPTIONS

Recommendation: THAT Thetis Island Local Trust Committee approve their April, 2026 to March, 2027 Business Meeting Schedule.

Alternative: The Thetis Island Local Trust Committee may suggest alternative meeting dates.

Prepared By: Lisa Millard, Meeting Administrator

Reviewed By/Date: Director Planning Services / Nov. 24, 2025



Islands Trust

Thetis Island Local Trust Committee April, 2026 – March, 2027 Regular Meetings

The Thetis Island Local Trust Committee will be meeting to consider land use applications, bylaws, correspondence, and various community planning topics.

Meetings are subject to change. Please visit the Islands Trust website for up-to-date schedule information.

DATE		TIME	MEETING TYPE	LOCATION
Tuesday	April 28, 2026	9:30 a.m.	Regular	Electronic with a location to view the livestream at Islands Trust Northern Office 700 North Rd., Gabriola, BC
Monday	July 13, 2026	9:30 a.m.	Regular	Forbes Hall Community Centre 292 North Cove Rd., Thetis Island
Tuesday	August 25, 2026	9:30 a.m.	Regular	Electronic with a location to view the livestream at Islands Trust Northern Office 700 North Rd., Gabriola, BC
Tuesday	December 1, 2026	9:30 a.m.	Regular	Electronic with a location to view the livestream at Islands Trust Northern Office 700 North Rd., Gabriola, BC
Monday	January 25, 2027	9:30 a.m.	Regular	Forbes Hall Community Centre 292 North Cove Rd., Thetis Island

Updated: January 14, 2026

The proposed meeting agenda is generally available one week prior to the meeting and may be obtained at the Islands Trust office or on our website.

Correspondence received from the public may become part of a meeting agenda that is published online.

VISIT OUR WEBSITE: <https://islandstrust.bc.ca/location/thetis/>
CONTACT US AT 250-247-2063 OR: northinfo@islandstrust.bc.ca

Receive Islands Trust meeting notifications, news, events, and important notices to your email inbox.

Sign up at islandstrust.bc.ca/subscribe.



2026/27 Draft Meetings Calendar LTCs

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	GL	8	SS	10	11
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MAY

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JUNE

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AVICC: APR 24-26
 UBCM: SEP 14-18
 WRIT: SEP 19
 ELECTION: Oct 17
 SWEAR IN: NOV 12-14

2026/27 Draft Meetings Calendar – Trust Council & Committees

APRIL (AVICC)

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JUNE (LGMA)

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SEPTEMBER (UBCM)

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JANUARY/27

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MARCH/27

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AVICC: APR 24-26
 UBCM: SEP 14-18
 LGMA: JUN 9-11
 PIBC: JUN 2-5
 MIABC: APR 8/9 & MAR 31/APR 1, 2027

Legend:

Accessibility Committee
Bowen Island Municipality
Executive Committee
Financial Planning Committee
Governance Committee
Islands Trust Conservancy Board
Regional Planning Committee
Chief Administrative Officer Select Committee
Trust Council/Committee of the Whole
Trust Programs Committee



BRIEFING

To: Local Trust Committees **For the Meeting of:** January 2026
From: Executive Committee **Date Prepared:** January 16, 2026
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In

PURPOSE:

To forward a briefing received by the Executive Committee, regarding opting in to the provincially regulated principal residence requirement for short term rental accommodations (STRA), to local trust committees. The briefing is a reminder that the deadline to opt-in to the provincial’s principal residence requirement for STRAs is March 31, 2026.

BACKGROUND:

On September 3, 2025, the Executive Committee (EC) requested staff to forward the attached briefing which provided an update to EC that the Ministry of Housing and Municipal Affairs had informed the Salt Spring Island Local Trust Committee that their request to opt-in to the principal residence requirement had been approved by BC Order in Council 277/2025, and would come into effect November 1, 2025.

The attached briefing reminds local trust committees that should they choose to opt in to the provincially regulated principal residence requirements for short term rental accommodations, they must pass a resolution to do so by March 31st in order for the request to come into force by November of the same year. The attached briefing includes some brief background information and draft resolutions to assist local trust committees. The attached briefing includes the ministry’s letter to the Salt Spring Island Local Trust Committee and a copy of the approved Order-in-Council.

ATTACHMENT(S):

1. Short Term Rental Accommodation – Principal Residence Opt-In Update - Briefing

FOLLOW-UP: Staff will forward local trust committee resolutions to the Ministry of Housing and Municipal Affairs, Housing Policy Branch.

Prepared By: Stefan Cermak , Director, Planning Services

To: Executive Committee **For the Meeting of:** August 6, 2025
From: Planning Services **Date Prepared:** July 29, 2025
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In Update

PURPOSE: To provide the Executive Committee with an update that the Ministry of Housing and Municipal Affairs, Housing Policy Branch, has informed staff that the Salt Spring Island Local Trust Committee request to opt-in to the principal residence requirement has been approved by BC Order in Council 277/2025, and will come into effect November 1, 2025.

BACKGROUND:

The *Short Term Rental Accommodation Act* (STRA Act) Received Royal Assent on October 26, 2023. The *Short Term Rental (STR) Accommodation Regulations* (Order in Council) were adopted December 7, 2023. The STRA Act and regulations create a framework including key considerations relating to principal residence requirements, time period regulations, legal non-conforming use, business licensing updates and enforcement. The province has provided information in an easy to read [STR Policy Guidance Document](#).

Properties in the Islands Trust Area are exempt from the requirement to have STRs operated by a principal residence of the subject property. However, a local trust committee or Bowen Island Municipality may pass a resolution requesting to be removed from the list of exempt land in order to “opt-into” the principal residence requirement. Opting in means the provincial restriction on short-term rental accommodations will over-ride any schemes that the local trust committee or island municipality has enacted (where there is a conflict between them).

Both the Bowen Island Municipality and Gabriola Island Local Trust Committee “opted-in” and are currently reflected in the current STR regulations. The Salt Spring Island Local Trust Committee requested “opting-in” earlier this year. The attached communications confirm that the request to opt-in to the principal residence requirement has been approved and will come into force effective November 1, 2025.

Remaining Local Trust Committees (LTC) may also “opt-in” via resolution submitted to the Minister of Housing and Municipal Affairs by March 31 each year. A sample LTC resolution to opt-in may read:

That the [XX Local Trust Committee] request that the Minister of Housing and Municipal Affairs, on behalf of the Lieutenant Governor in Council, apply the principal residence requirement to the [XX Local Trust Area] and that the [XX Local Trust Area] be removed from the exempt land as per S. 15 of the Short-Term Rental Accommodation Act.

Requests should include appropriate background information that describes the area and jurisdiction. The request must be submitted to the Minister of Housing by March 31, and the prescribed period of time starts on November 1, of the same year. If the Province grants a change

to exempt land status, that change remains in effect indefinitely unless a subsequent request to reverse the exemption is made by March 31 of a future year.

ATTACHMENT(S):

- 1. Ministry of Housing and Municipal Affairs, Letter dated July 25, 2025**

FOLLOW-UP: Staff will place the correspondence from the Ministry on their next regular business meeting agenda. Staff will update the legislative monitoring spreadsheet.

Prepared By: **Stefan Cermak, Director, Planning Services**

Reviewed By/Date: **CAO / July 30, 2025**



July 25, 2025

Reference: 187606

Chris Hutton
Regional Planning Manager, Salt Spring Island
Islands Trust
Email: chutton@islandstrust.bc.ca

Dear Chris Hutton:

This is to confirm your community's request to opt-in to the principal residence requirement has been approved by BC [Order in Council 277/2025](#), and will come into effect November 1, 2025.

Please find a copy of the approved Order-in-Council attached.

Your truly,

A handwritten signature in blue ink, appearing to read "Hannah Rabinovitch".

Hannah Rabinovitch
Director, Housing Policy Branch
Ministry of Housing and Municipal Affairs


Attachment:

- Order-in-Council 277-2025

CC: Trevor Lammie, Registrar, Short-Term Rentals Branch (Trevor.Lammie@gov.bc.ca)
Islands Trust, Salt Spring Island (ssinfo@islandstrust.bc.ca)
Stephen Henderson, General Manager, CRD (shenderson@crd.bc.ca)

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 277, Approved and Ordered June 9, 2025



Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is amended as set out in the Schedule.



Minister of Housing and Municipal Affairs



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: *Short-Term Rental Accommodations Act, s. 38*

Other: *O.C. 679/2023*

R10897624

SCHEDULE

- 1** *Section 13.1 (4) is amended by striking out “on the application programming interface specified by the registrar” and substituting “through the application programming interface specified by the registrar or in another electronic format in the form required by the minister”.*
- 2** *Section 13.1 (5) (c) of the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is repealed and the following substituted:*
 - (c) on a monthly basis.
- 3** *Section 13.2 is amended*
 - (a)** *by repealing subsection (2) (b) and substituting the following:*
 - (b) subject to subsection (2.1), the validity of the relevant registration number is confirmed in accordance with section 13.1 of this regulation. , **and**
 - (b)** *by adding the following subsections:*
 - (2.1) A platform service provider is not prohibited from providing platform services in respect of a platform offer if,
 - (a) for the reasons described in subsection (2.2), the platform service provider is unable to confirm the validity of a registration number in respect of the platform offer in the time frame described in section 13.1 (4) or (5), as applicable, and
 - (b) the platform service provider meets the requirements of subsection (2.3).
 - (2.2) For the purposes of subsection (2.1) (a), the platform service provider must be unable to confirm the validity of a registration number because
 - (a) there is a temporary disruption of a platform, an application programming interface, an electronic portal or any other electronic system or means required for the platform service provider to
 - (i) access the information required to confirm the validity of the registration number, or
 - (ii) confirm the validity of the registration number, and
 - (b) there are no commercially reasonable steps the platform service provider can take, despite the disruption described in paragraph (a), to confirm the validity of the registration number in the time frame described in section 13.1 (4) or (5), as applicable.
 - (2.3) For the purposes of subsection (2.1) (b), if a disruption described in subsection (2.2) (a) occurs, the platform service provider must
 - (a) within one business day of first becoming aware of the disruption and in the manner determined by the registrar,
 - (i) notify the registrar of the failure, and
 - (ii) provide details on the nature of the disruption to the registrar;
 - (b) if possible, attempt to confirm the validity of the registration number at the following intervals:

- (i) if the platform service provider is a major platform service provider, within one hour of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (ii) if the platform service provider is a medium platform service provider or a minor platform service provider, within 24 hours of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (c) take all commercially reasonable steps to resolve the disruption in cooperation with the registrar;
- (d) as soon as reasonably possible after the disruption ends, confirm the validity of the registration number.

4 The following division is added to Part 4:

Division 4 – Information Sharing

Prescribed person or entity

- 27.1** (1) The minister responsible for the administration of the *Financial Administration Act* is prescribed for the purpose of section 34 (5) of the Act.
- (2) The purposes described in section 33 (2) (b) (i) to (iii) of the Act are prescribed for the purpose of section 34 (5) (b) of the Act.

5 Schedule 1 is amended

- (a) in paragraph (a) by striking out “Town of Creston”,
- (b) in paragraph (b) by adding “District of Tofino”,
- (c) in paragraph (c) in Table 1 by repealing items 4, 6, 9, 10 and 14 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1.1	Baldy Mountain Resort	Baldy Mountain Resort	December 2, 2024
4	Crystal Mountain Ski Resort	Crystal Mountain Ski Resort	December 2, 2024
6	Hudson Bay Mountain Resort	Hudson Bay Mountain Resort	December 2, 2024
10	Panorama Mountain Resort	Panorama Mountain Resort	December 2, 2024
14	Saddle Mountain Resort	Saddle Mountain Resort	December 2, 2024

(d) in paragraph (d) in Table 2 by repealing items 2, 3, 4, 5, 6 and 15 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
2	Fairmont Hot Springs Ski Area	Fairmont Hot Springs Ski Area	December 2, 2024
3	Harper Mountain Ski Hill	Harper Mountain Ski Hill	December 2, 2024
4	Hudson's Hope Ski Hill	Hudson's Hope Ski Hill	December 2, 2024
5	Mount Cain Ski Hill	Mount Cain Ski Hill	December 2, 2024
6	Mount Timothy Ski Resort	Mount Timothy Ski Resort	December 2, 2024
15	Wapiti Ski Hill	Wapiti Ski Hill	December 2, 2024

,

(e) in paragraph (g) by adding the following subparagraph:

(iii) Saltspring Island; ,

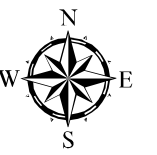
(f) in paragraph (i) (i) by striking out "Electoral Area E," and ", Electoral Area G", and

(g) in paragraph (i) by adding the following subparagraph:

(v) Electoral Area B of the Columbia-Shuswap Regional District.

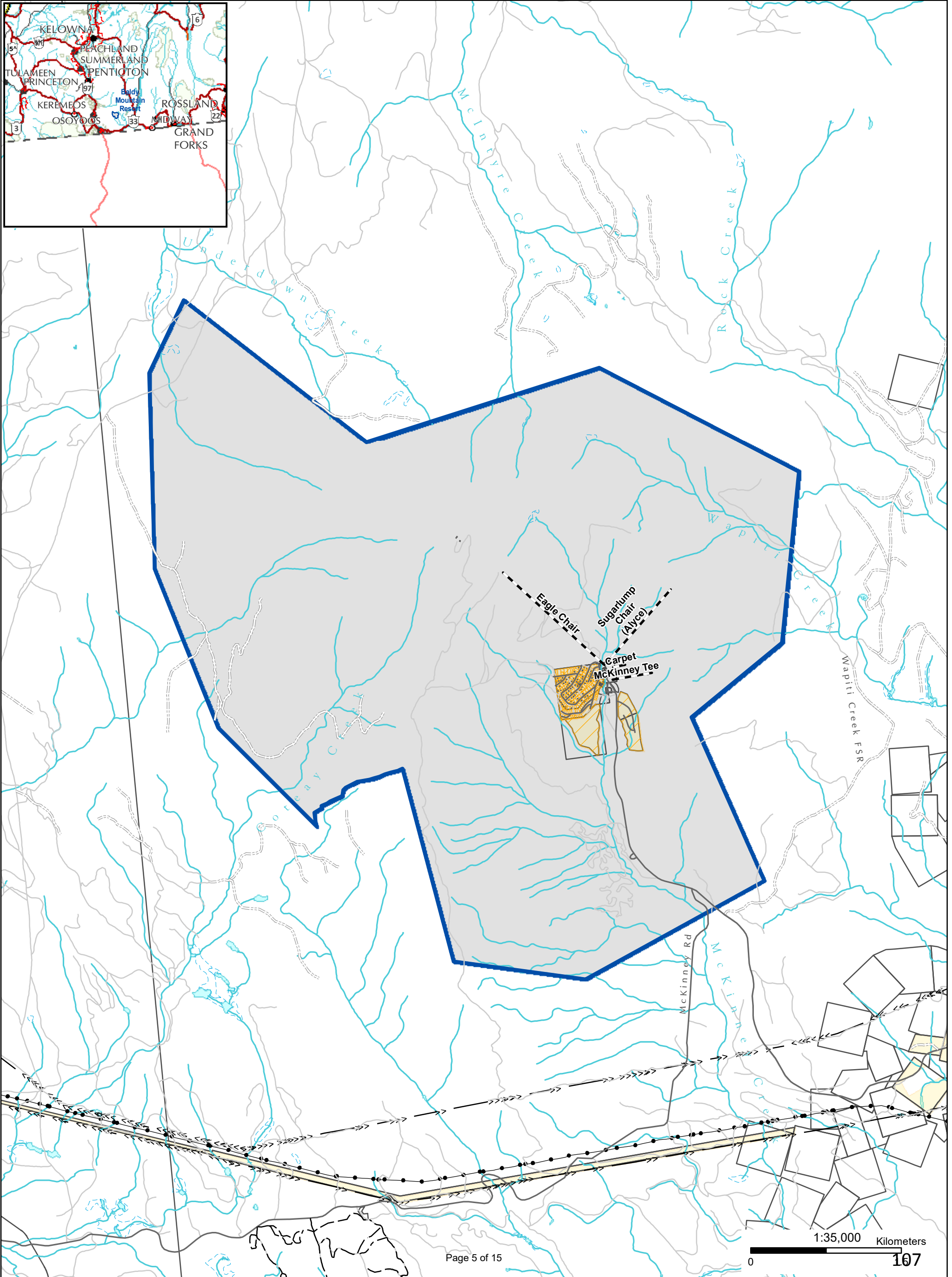
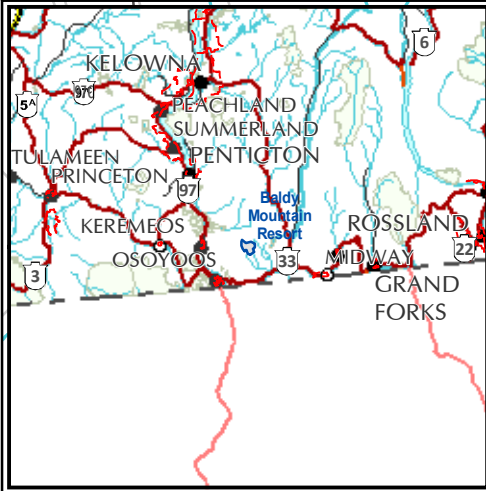
Short-Term Rental Accommodations Regulation Schedule 1: Exempt Land (c,d,e,f)

Baldy Mountain Resort



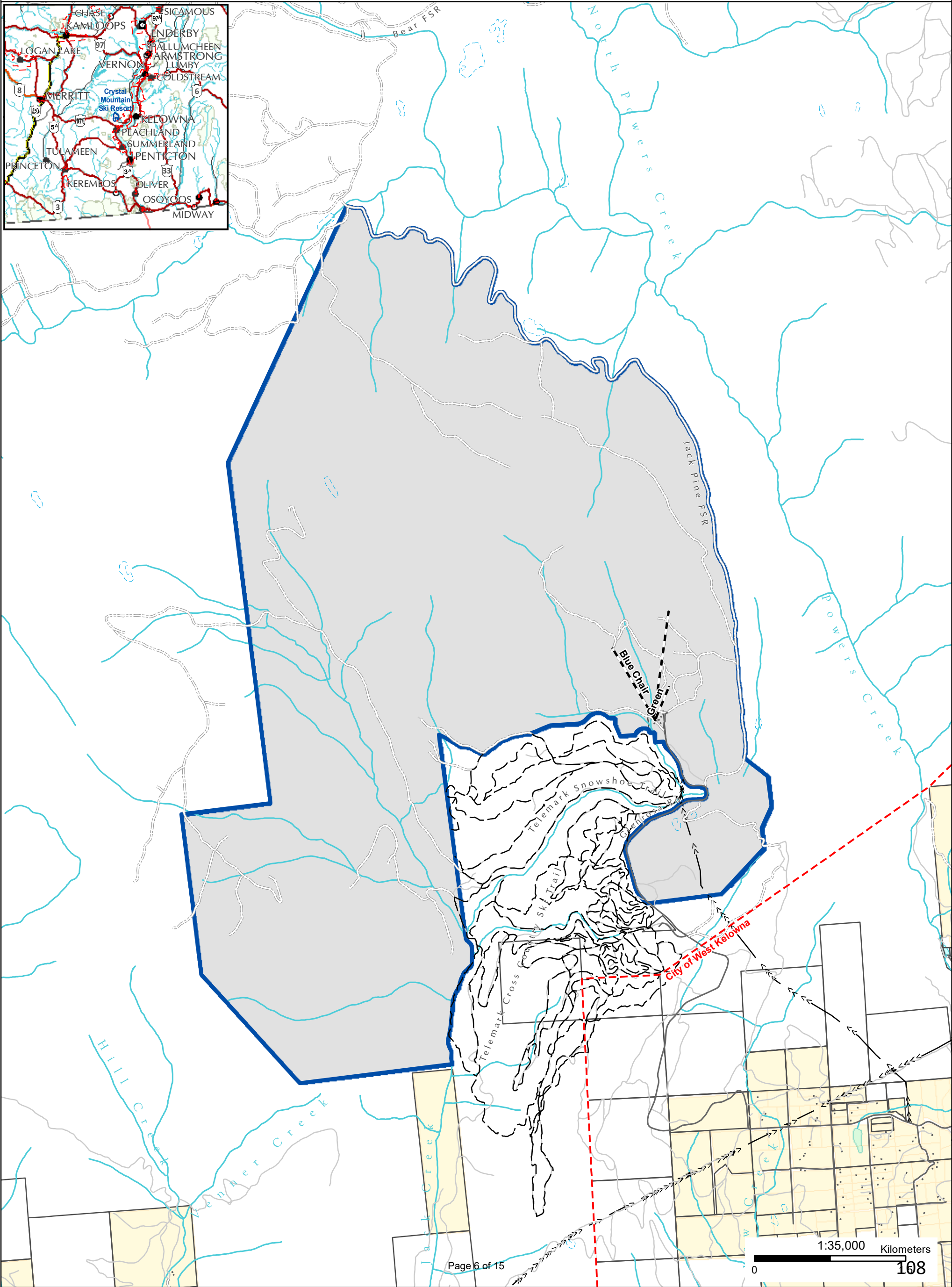
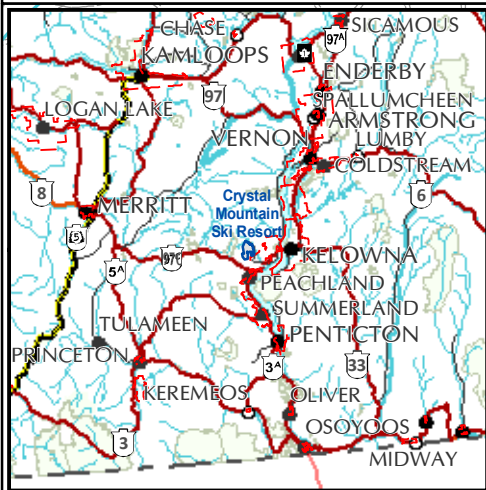
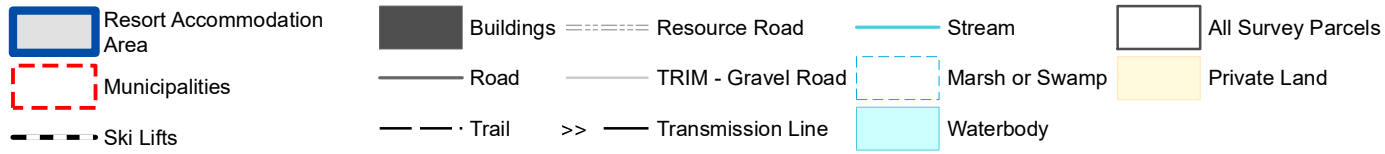
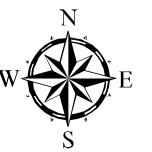
Date: 2024-12-02
Coord. Sys: PCS Albers

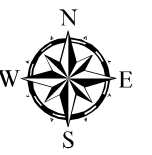
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| Resort Accommodation Area | Road | Stream | All Survey Parcels |
| Ski Lifts | Resource Road | Marsh or Swamp | Private Land within Resort Boundary |
| Buildings | TRIM - Gravel Road | Waterbody | Private Land |



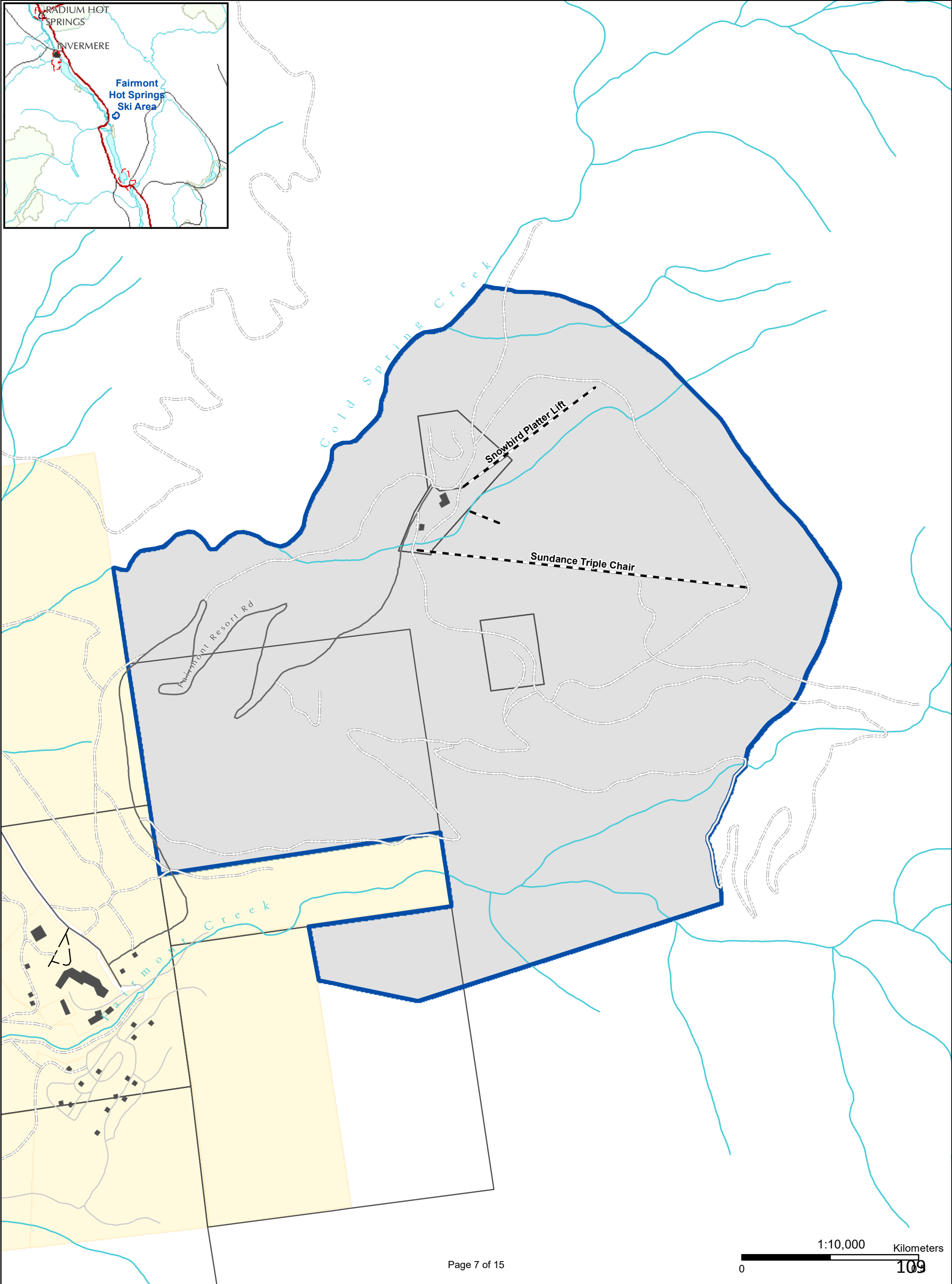
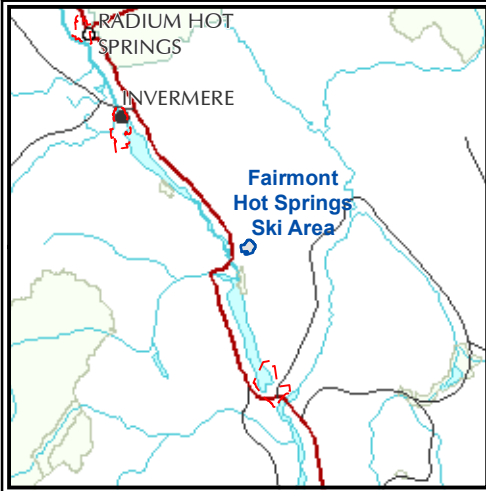
Short-Term Rental Accommodations Regulation Schedule 1: Exempt Land (c,d,e,f)

Crystal Mountain Ski Resort





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| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | All Survey Parcels |
| Buildings | TRIM - Gravel Road | Private Land |




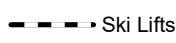
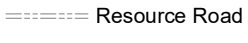


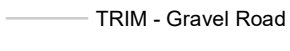



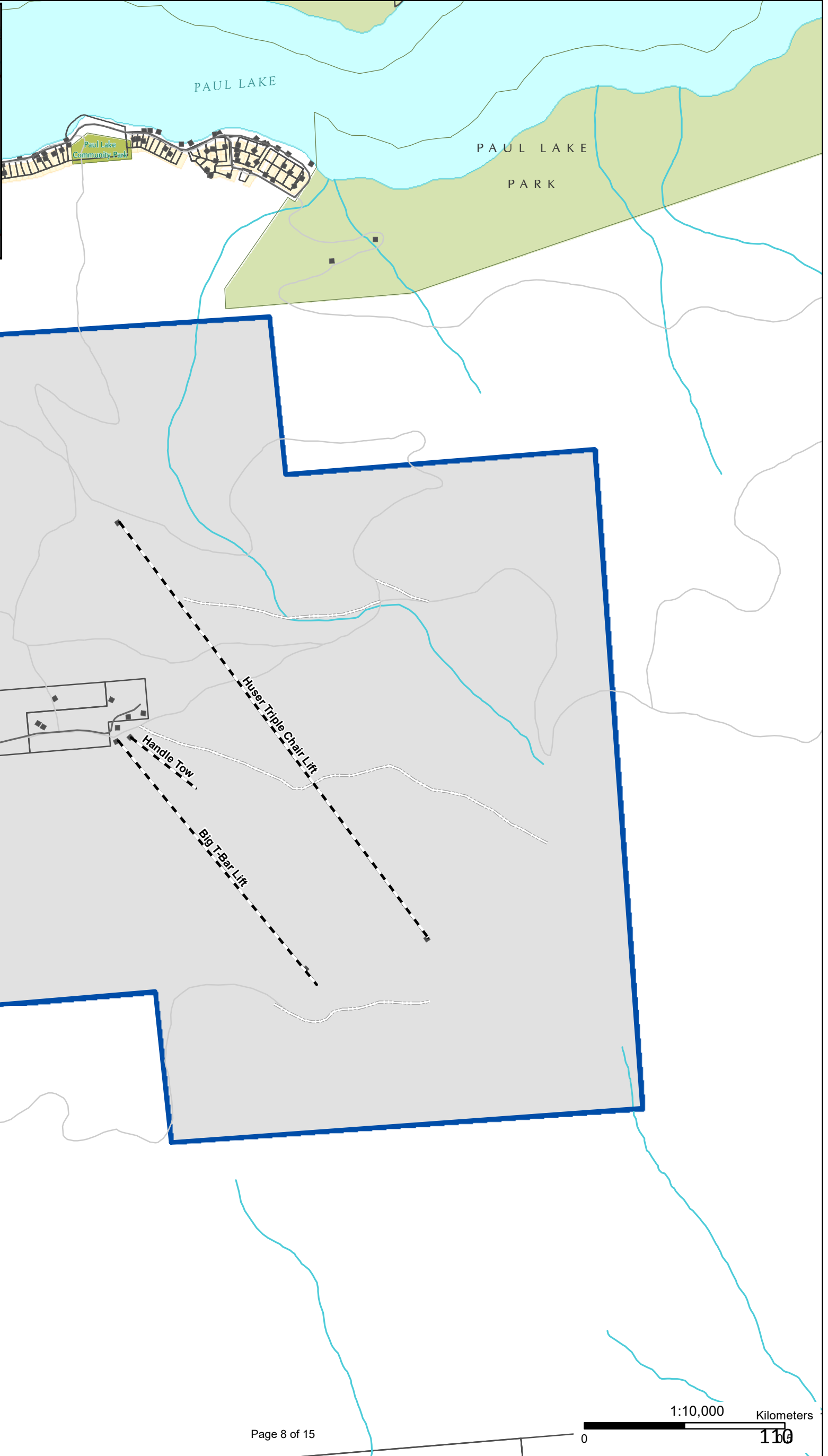
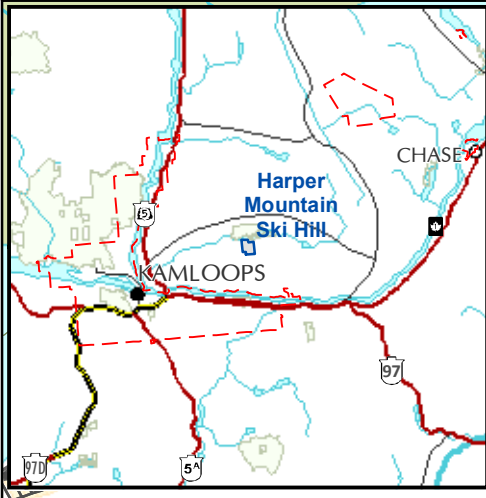
Short-Term Rental Accommodations Regulation Schedule 1: Exempt Land (c,d,e,f)

Harper Mountain Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

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|  Resort Accommodation Area |  Road |  Stream |
|  Ski Lifts |  Resource Road |  All Survey Parcels |
|  Buildings |  TRIM - Gravel Road |  Private Land |

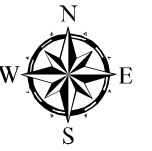


1:10,000 Kilometers

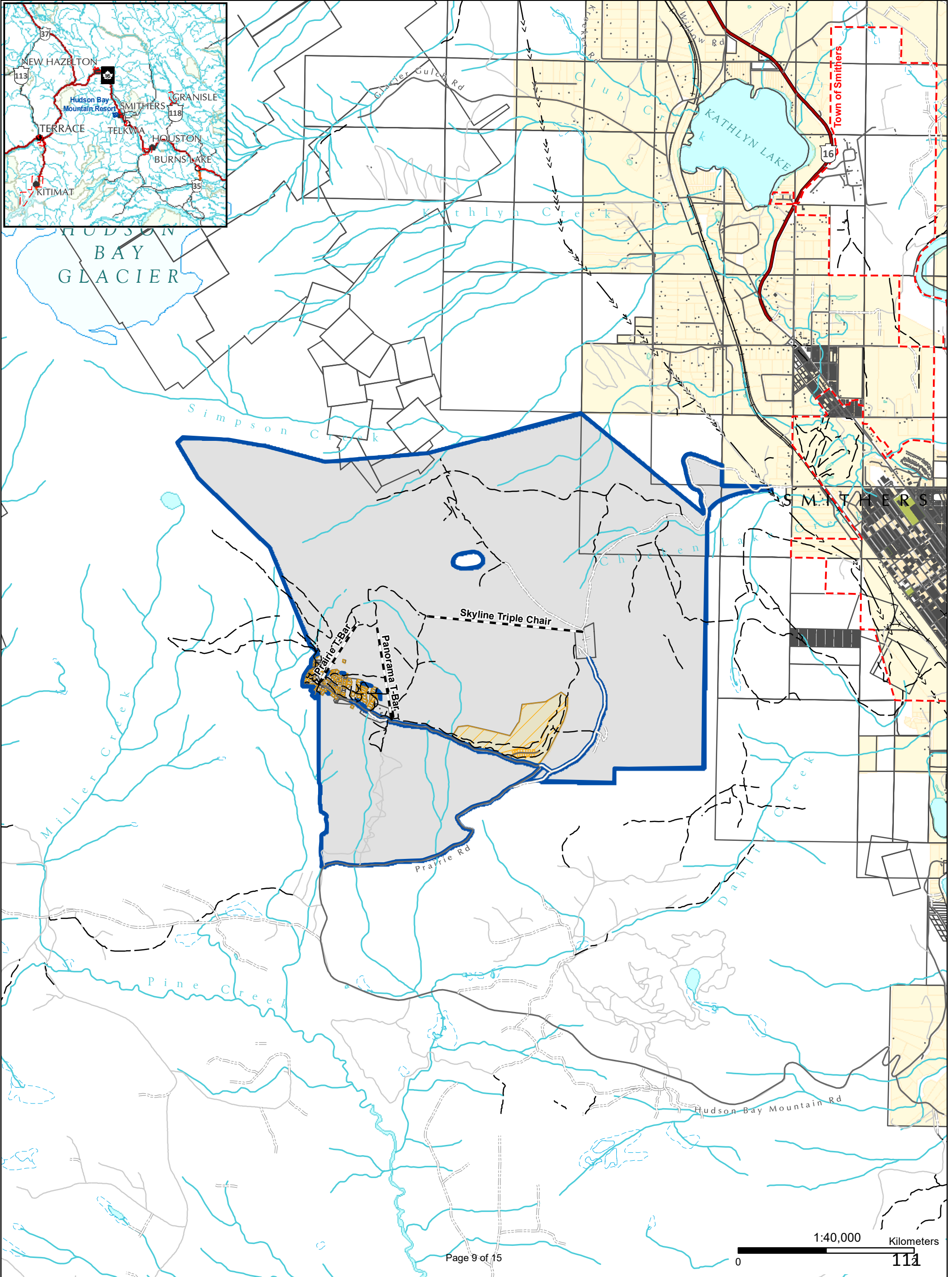
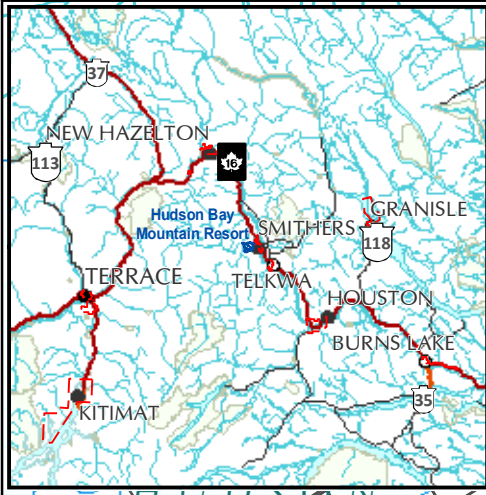


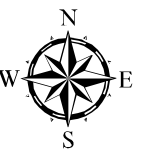
Short-Term Rental Accommodations Regulation Schedule 1: Exempt Land (c,d,e,f)







Hudson Bay Mountain Resort

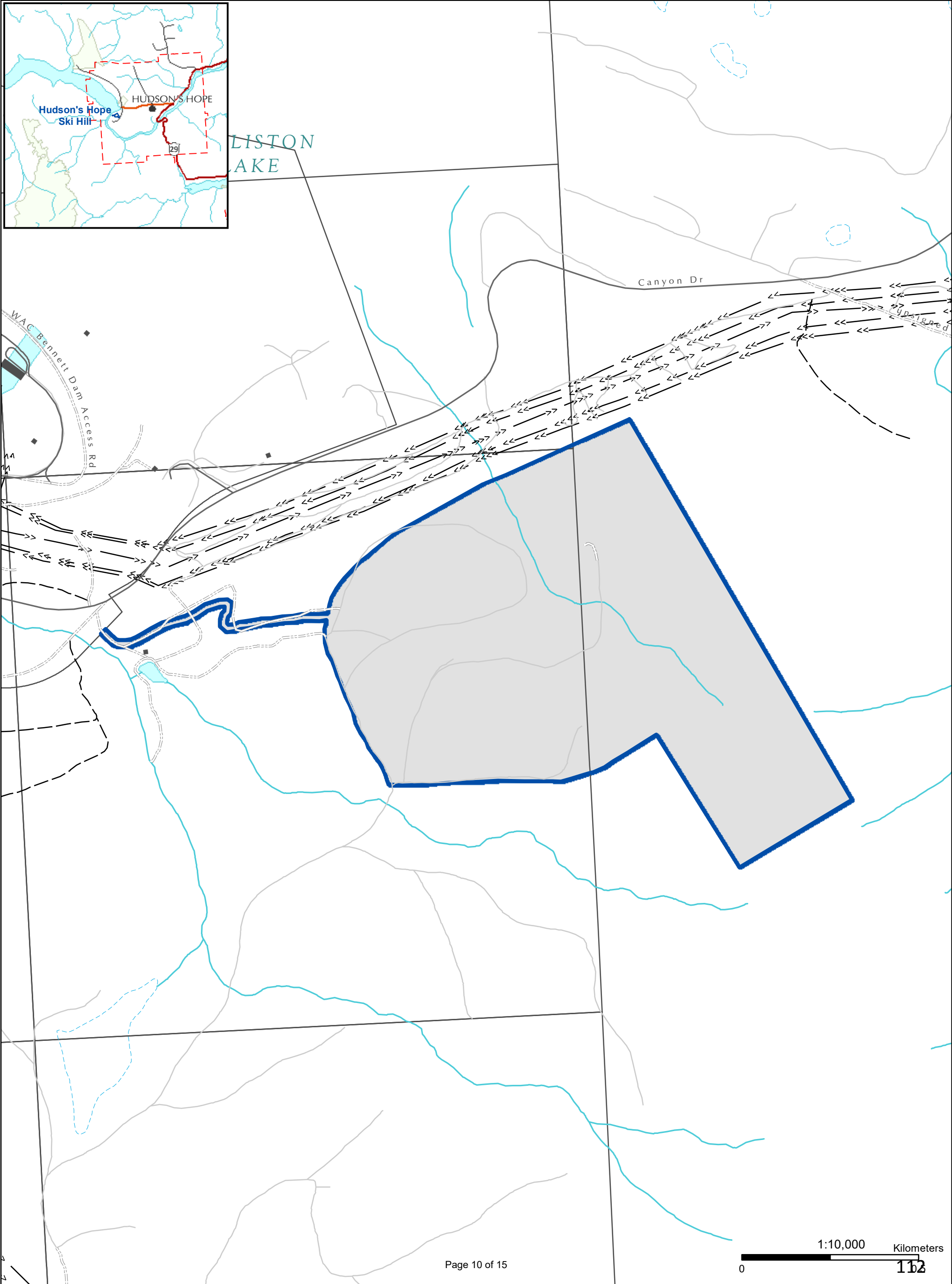
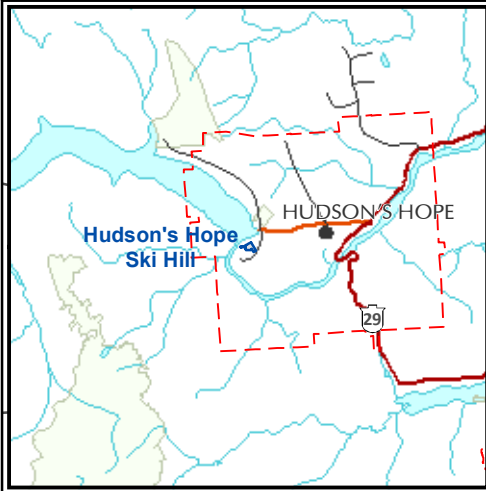


Resort Accommodation Area	Buildings	Resource Road	Stream	Private Land within Resort Boundary
Municipalities	Road	TRIM - Gravel Road	Waterbody	Private Land
Ski Lifts	Trail	Transmission Line	All Survey Parcels	



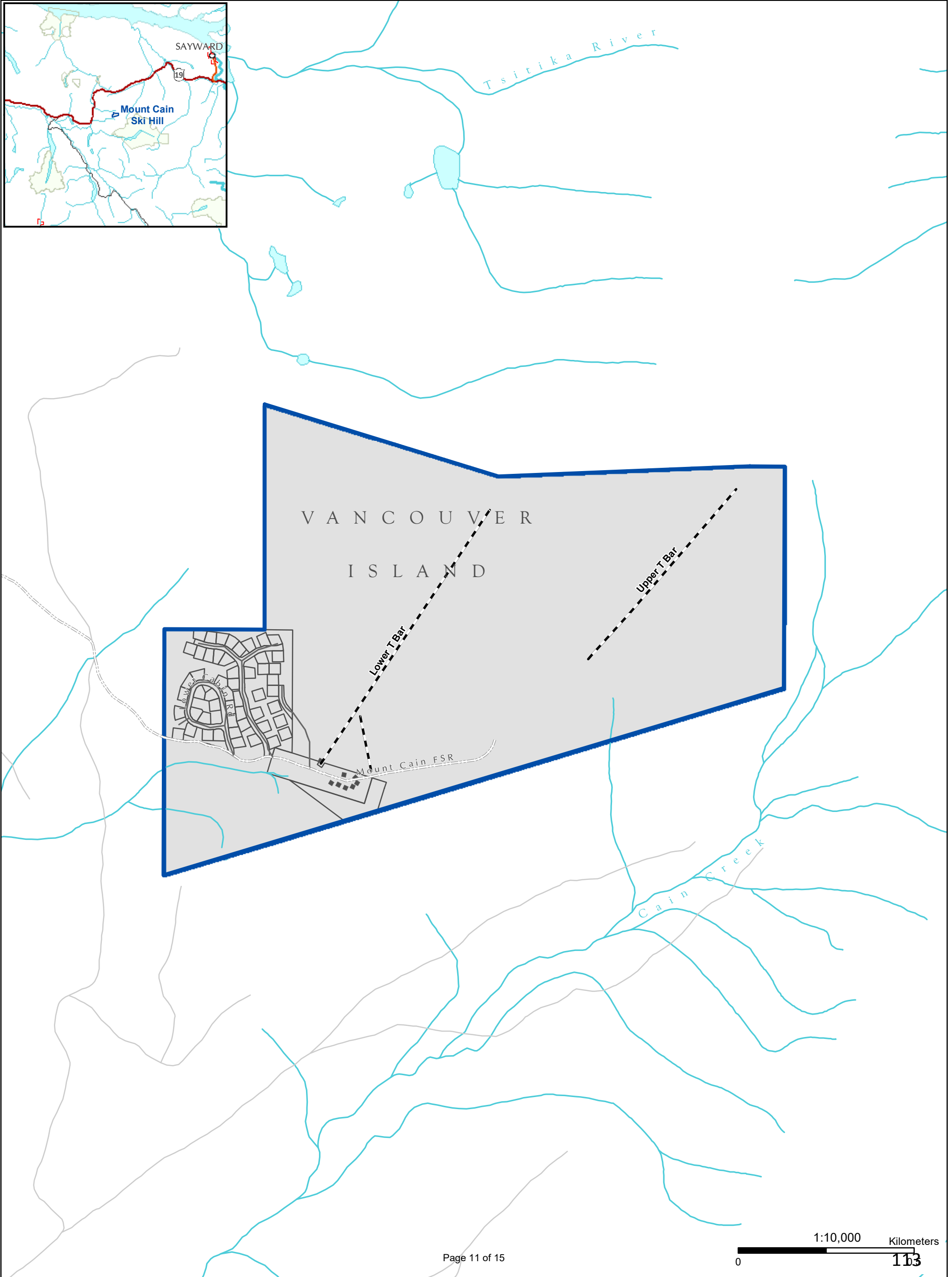
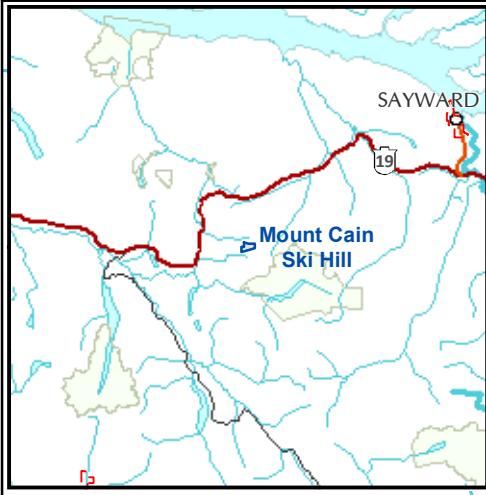


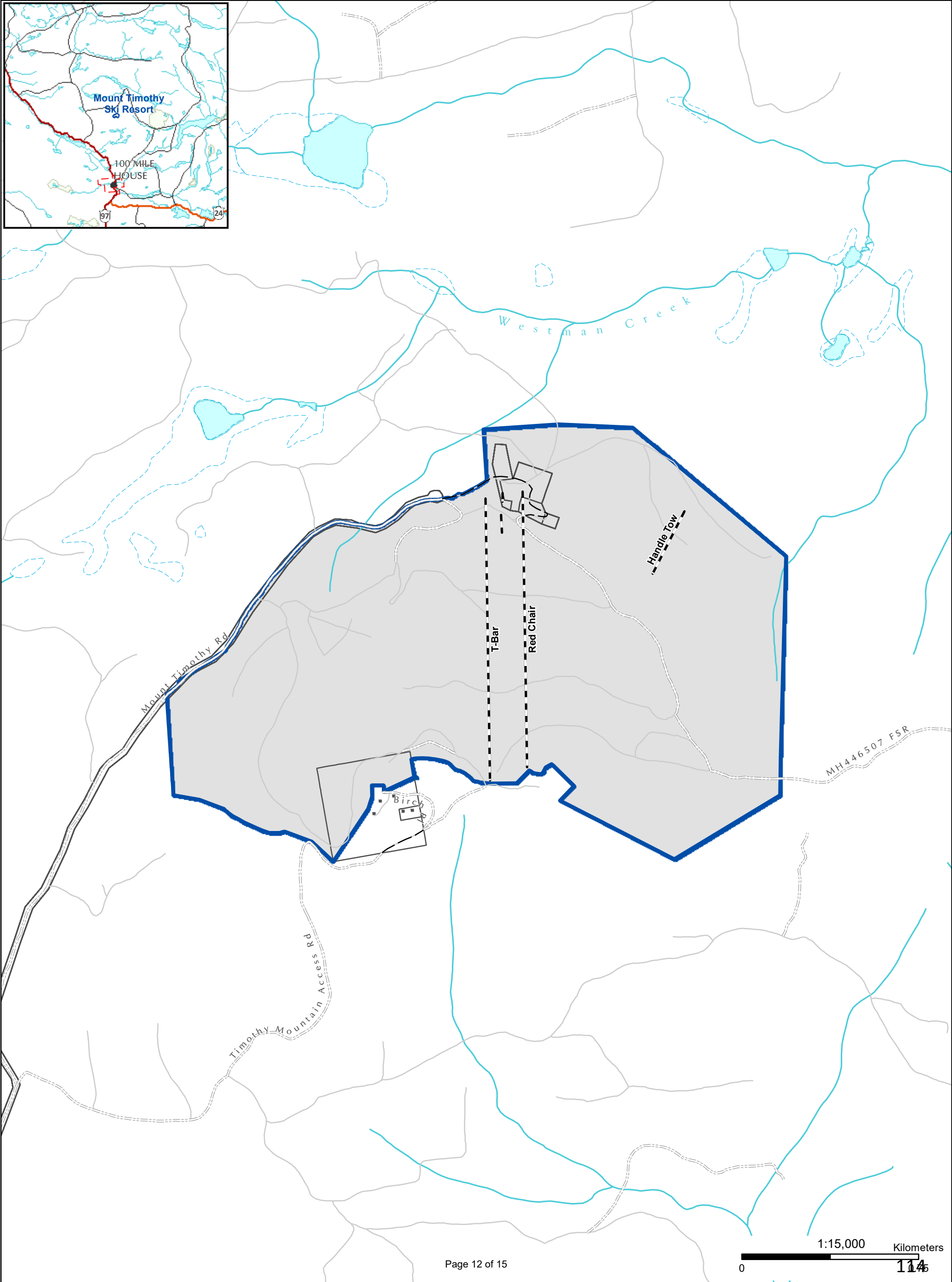
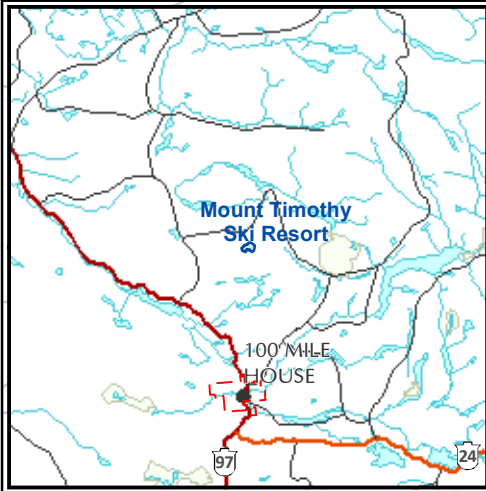
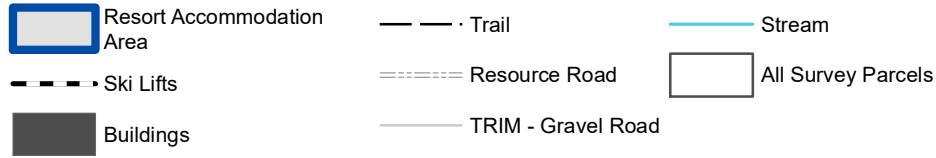
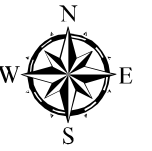
-  Resort Accommodation Area
-  Municipalities
-  Resource Road
-  TRIM - Gravel Road
-  Stream
-  All Survey Parcels

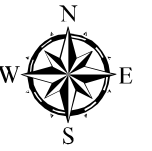




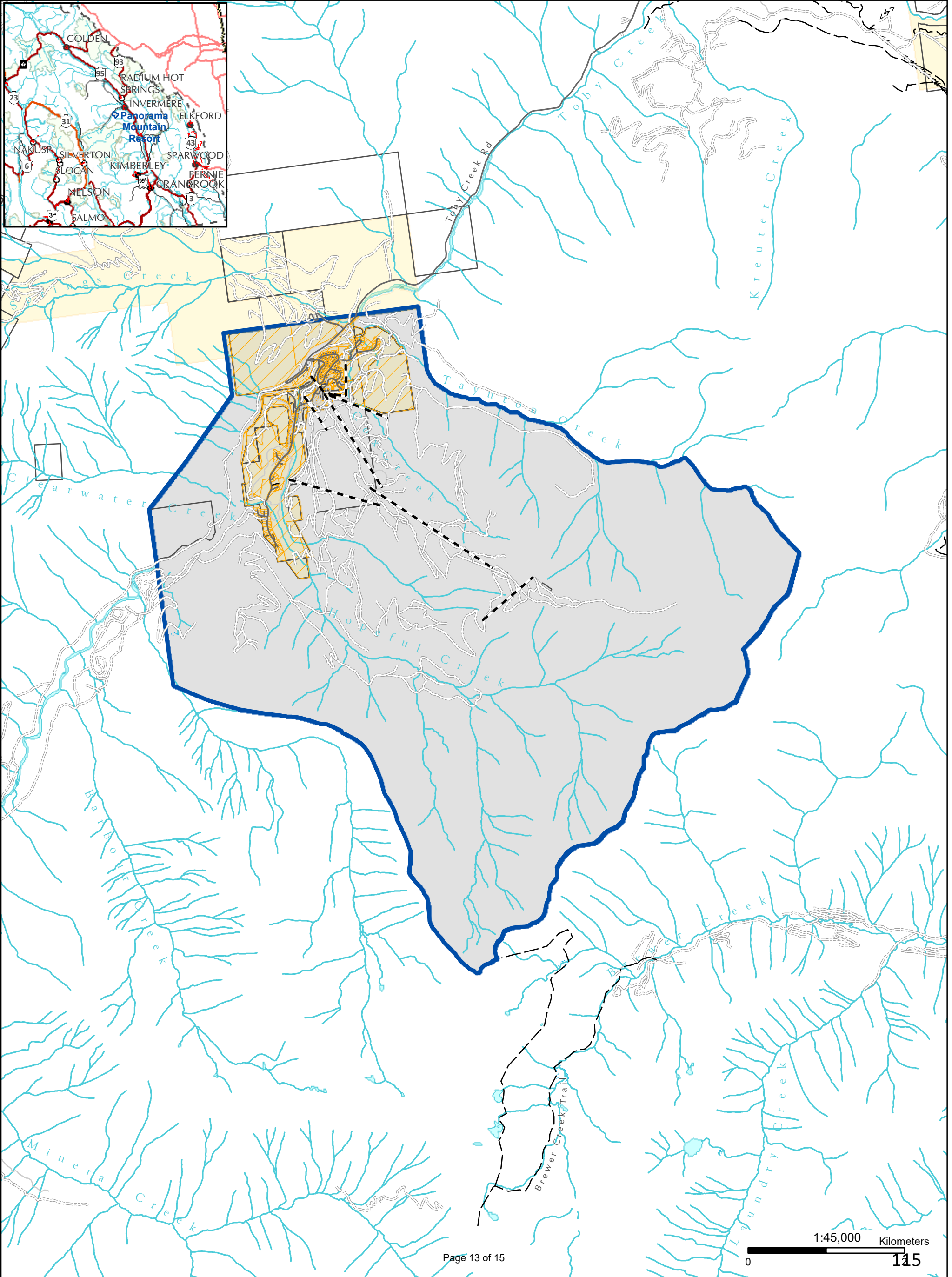
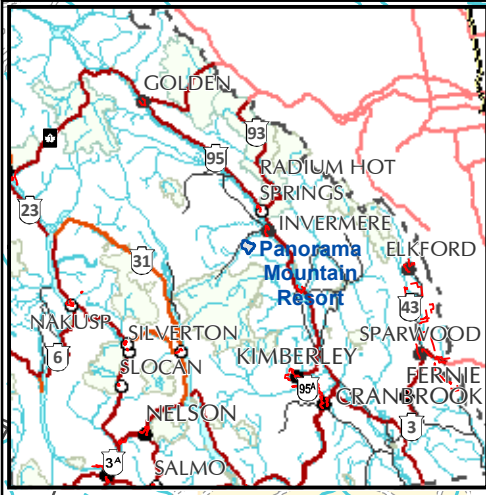
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| | Road | Stream |
| | Resource Road | Waterbody |
| | TRIM - Gravel Road | All Survey Parcels |







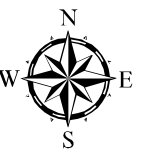
Resort Accommodation Area	Road	TRIM - Gravel Road	Marsh or Swamp	Private Land within Resort Boundary
Ski Lifts	Trail	Bridge	Waterbody	Private Land
Buildings	Resource Road	Stream	All Survey Parcels	







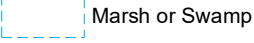
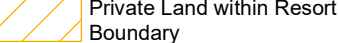
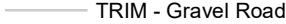


Short-Term Rental Accommodations Regulation

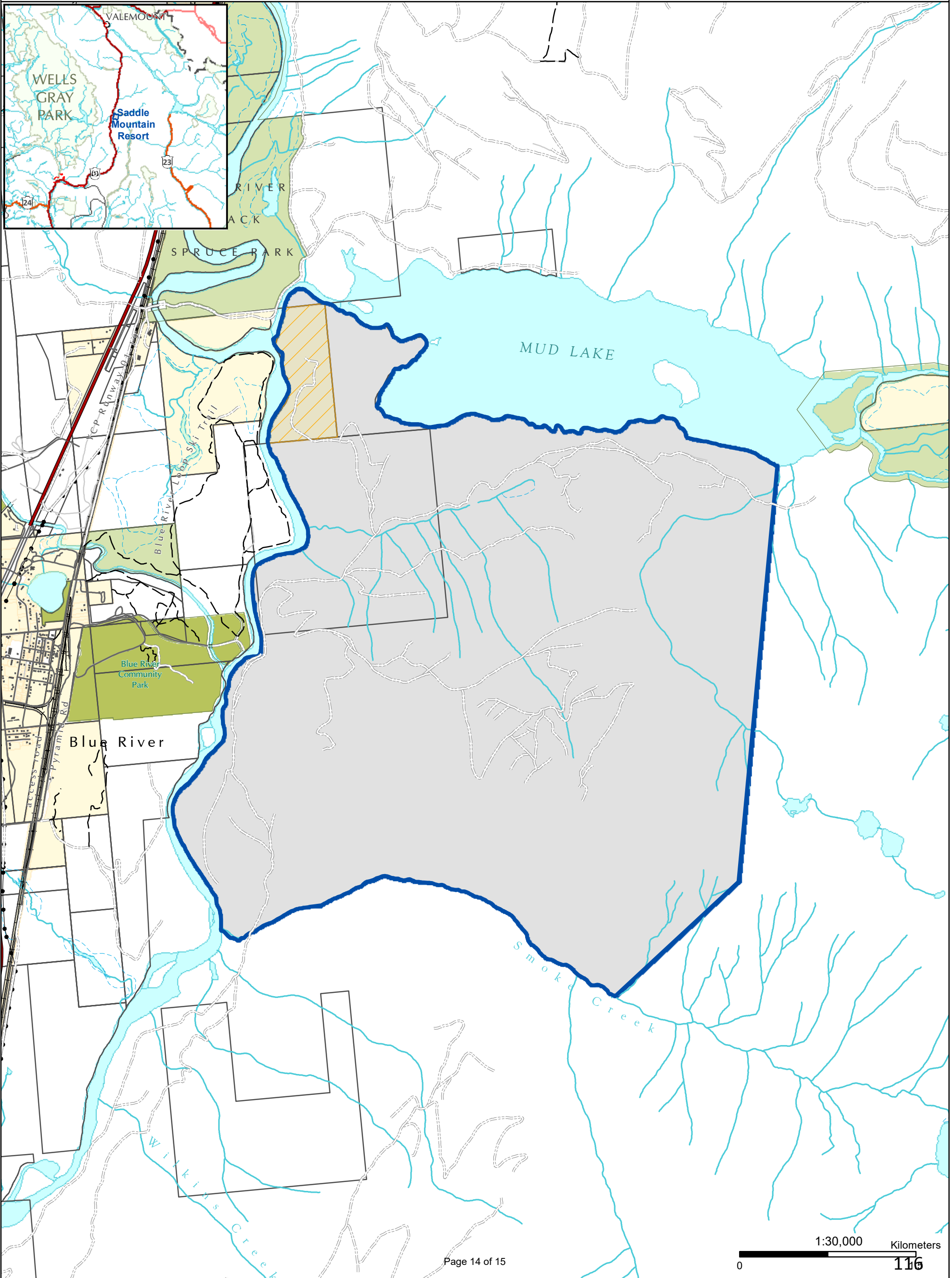
Schedule 1: Exempt Land (c,d,e,f)

Saddle Mountain Resort



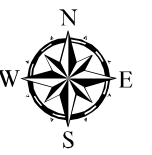
Date: 2024-12-02
Coord. Sys: PCS Albers

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|  Resort Accommodation Area |  Stream |  All Survey Parcels |
|  Resource Road |  Marsh or Swamp |  Private Land within Resort Boundary |
|  TRIM - Gravel Road |  Waterbody |  Private Land |

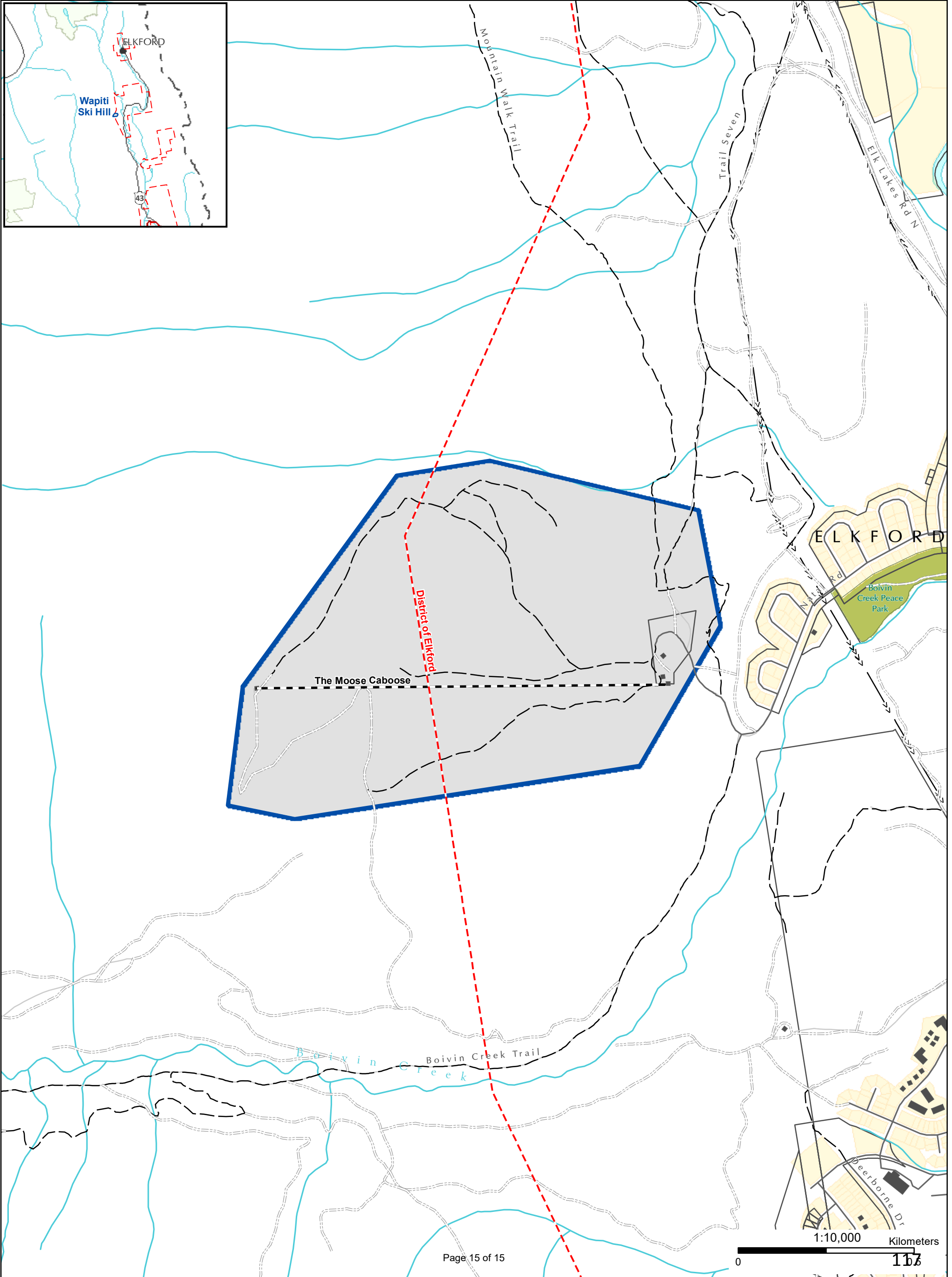
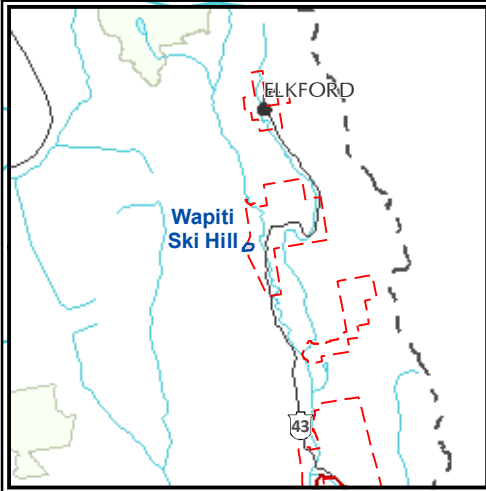


Short-Term Rental Accommodations Regulation Schedule 1: Exempt Land (c,d,e,f)

Wapiti Ski Hill



- | | | | |
|---------------------------|-----------|--------------------|--------------------|
| Resort Accommodation Area | Buildings | Resource Road | All Survey Parcels |
| Municipalities | Road | TRIM - Gravel Road | Private Land |
| Ski Lifts | Trail | Stream | |



ELKFORD

The Moose Caboose

District of Elkford

1:10,000 Kilometers
0 117

Bylaw are required to continue to follow the default publication rules under Section 94.1 of the *Community Charter*.

When adopting a Public Notice Bylaw, the local trust committees are required to consider the principles of effective public notice (reliable, suitable, and accessible) described by the [Public Notice Regulation](#).

Principles of Effective Public Notice

The Public Notice Regulation establishes the principles that must be considered before a public notice bylaw is adopted; these are:

- Reliable – the publication methods are dependable and trustworthy;
- Suitable – the publication methods work for the purpose for which the public notice is intended; and
- Accessible – the publication methods are easy to access and have broad reach.

In considering the adoption of a Public Notice Bylaw, local trust committees must consider and record, either by a resolution recorded in the minutes, or by preamble whereas clauses in the bylaw, that these principles have been considered.

Considering the three principles (reliable, suitable and accessible) possible methods to publish public notices that are available to local trust committees include:

- Online or print newspaper;
- Islands Trust website;
- Community website or newsletter;
- Islands Trust social media page, such as Facebook; and
- Direct email or mail out.

Each of the above meet the principles set out in the Public Notice Regulation. On-line print newspaper still has the problem of being published infrequently, or not circulated through the entire local trust area. Use of a community website or newsletter is outside the control of Islands Trust and each could be shut-down or modified without Islands Trust input; this could compromise the accessibility and reliability principles. Direct mail or a mail-out would reach all owners and residents; however, it could be expensive and time consuming to undertake.

The two best options with the lowest costs and that meet the principles outlined in the Public Notice Regulation are publishing on the Islands Trust website and publishing on an Islands Trust social media page. These are recommended, however, Trust Council recognizes that there may be other conditions on the islands that may warrant a different method.

At its June 2026 meeting, Trust Council adopted Policy 4.1.16 Model Public Notice Bylaw. This contains the format for such a bylaw and recommends the use of the Islands Trust website and a social media account to post the notices. As these are recommendations, and each local trust committee must consider the reliability, suitability and accessibility of the form of notice for their islands, variation on the recommendation may be considered.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

In addition to the default requirement of newspaper advertising, local trust committees are already posting notices on our website and email notification service. Adoption by local trust committees of a bylaw similar to the model would simplify our administrative processes and reduce costs.

FINANCIAL:

Adoption by local trust committees of a Public Notice Bylaw similar to the model will result in a reduction in costs generally as it will remove the need to advertise in print newspapers.

POLICY:

There are no policy implications

IMPLEMENTATION/COMMUNICATIONS:

Staff post the new bylaw on the Islands Trust website, and staff would be made aware of the new public notification process.

FIRST NATIONS RELATIONS:

There are no First Nations relations implications.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- Section 94 and Section 94.2 of the Community Charter
- Community Charter Public Notice Regulation
- Trust Council Policy 4.1.16 Model Public Notice Bylaw

5 ATTACHMENT(S):

- Draft Bylaw 118

RESPONSE OPTIONS**Recommendation:**

That the Thetis Local Trust Committee considers that the notification methods in draft Bylaw 118 are reliable, suitable and accessible for the Thetis Local Trust Area.

That the Thetis Local Trust Committee give Bylaw No. 118, cited as “Thetis Local Trust Committee Public Notification Bylaw No. 118, 2026”, First Reading.

That the Thetis Local Trust Committee give Bylaw No. 118, cited as “Thetis Local Trust Committee Public Notification Bylaw No. 118, 2026”, Second Reading.

That the Thetis Local Trust Committee give Bylaw No. 118 cited as “Thetis Local Trust Committee Public Notification Bylaw No. 118, 2026”, Third Reading.

That the Thetis Local Trust Committee forward Bylaw No. 118 cited as “Thetis Local Trust Committee Public Notification Bylaw No 118, 2026” to the Islands Trust Executive Committee for consideration of approval.

Alternative:

As directed by the Thetis Local Trust Committee.

Prepared By: David Marlor, Director, Legislative and Information Services

Reviewed By/Date: Renée Jamurat, Regional Planning Manager / January 21, 2026.



Thetis Local Trust Committee Open Applications Report

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 F2026

Invoices posted to Month ending November 2025

670 Thetis	Invoices posted to Month ending November 2025	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65050-670	LTC "Executive Expense on LTC's"	45.00	175.91	-130.91
65200-670	LTC - Local Exp - LTC Meeting Expenses	<u>470.00</u>	<u>547.06</u>	<u>-77.06</u>
TOTAL LTC Local Expense		<u>515.00</u>	<u>722.97</u>	<u>-207.97</u>
Projects				
73001-670-4142	Thetis Targeted LUB Amendment	<u>4,500.00</u>	<u>0.00</u>	<u>4,500.00</u>
TOTAL Project Expenses		<u>4,500.00</u>	<u>0.00</u>	<u>4,500.00</u>

Thetis Island Local Trust Committee Policies & Standing Resolutions

No.	Meeting Date	Resolution No.	Issue	Policy
1.	July 3, 2012	TH-2012-003	Professional Minute taker for APC meetings	<p>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.</p>
2.	August 28, 2018	TH-2018-036	Suspension of enforcement action regarding unlawful non-tourist accommodation at 49 Harbour Road	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution:</p> <ol style="list-style-type: none"> 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. <p>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.</p>
3.	August 28, 2018	TH-2018-041	Non-medical cannabis retail applications	<p>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:</p> <ul style="list-style-type: none"> • 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
				<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution:</p> <ul style="list-style-type: none"> • 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	<p>It was MOVED and SECONDED that the Thetis Island Local Trust Committee adopt the following standing resolution:</p> <p>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:</p> <p>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</p>

No.	Meeting Date	Resolution No.	Issue	Policy
				<p>upcoming year, as well as, provide an update of current projects and advocacy activities;</p> <p>b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory;</p> <p>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;</p> <p>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;</p> <p>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.</p>
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	<p>**See TH-2021-033 pertaining to Item 6 above</p> <p>That the Thetis Island LTC request staff to review standing resolution no. TH-2019-026 with respect to current language.</p>
9.	September 28, 2021	TH-2021-034	Electoral Area Director Reports	<p>It was MOVED and SECONDED,</p> <p>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:</p> <ul style="list-style-type: none"> • 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	<p>It was MOVED and SECONDED</p> <p>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:</p> <p>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;</p>

No.	Meeting Date	Resolution No.	Issue	Policy
				<ul style="list-style-type: none"> <li data-bbox="1035 183 1992 318">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; <li data-bbox="1035 345 1992 516">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>; <li data-bbox="1035 544 1992 683">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 <li data-bbox="1035 711 1992 850">e. The proponent will provide written notice—including, if applicable, the Archeological Impact Assessment—sent by regular mail or hand delivered to all First Nations rights and titleholders identified during the pre-consultation phase.

Active Projects Report

Thetis Island

1. *Minor Project - Targeted LUB Amendments*

Responsible

Dates

Activity:

Project Charter approved at June 3, 2025 LTC meeting. Includes:

- Rainwater storage requirements for new development
- Fence setback regulations
- Derelict Vehicles definition

Margot Thomaidis
Renee Jamurat

Rec'd: 03-Jun-2025

Future Projects Report

Thetis Island

1. LUB	Responsible	Date Received
N/A		30-Aug-2022
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
5. Bylaw Enforcement	Responsible	Date Received
N/A		30-Aug-2022
6. OCP & LUB	Responsible	Date Received

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

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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