



# Thetis Island Local Trust Committee

## Special Meeting Agenda

Date: March 7, 2024  
Time: 5:30 pm  
Location: Electronic Meeting

Pages

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1. **CALL TO ORDER** 5:30 PM - 5:30 PM  
“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”
  2. **APPROVAL OF AGENDA**
  3. **COMMUNITY INFORMATION MEETING - Proposed Bylaw Nos. 113 and 114 - Marine Areas Review Project** 5:30 PM - 5:45 PM
    - 3.1 Planner Presentation
    - 3.2 Question and Answer Period
  4. **PUBLIC HEARING** 5:45 PM - 6:30 PM
    - 4.1 Proposed Bylaw Nos. 113 and 114 - Marine Areas Review Project
      - 4.1.1 Recess for Public Hearing
      - 4.1.2 Recall to Order
  5. **BUSINESS ITEMS** 6:45 PM - 7:00 PM
    - 5.1 Minor Project: Proposed Bylaw Nos. 113 and 114 - Post Public Hearing Staff Report 2 - 11
    - 5.2 2024 Thetis Local Trust Committee Meetings Updates - Staff Report 12 - 13
  6. **ADJOURNMENT** 7:00 PM - 7:00 PM



File No.: 6500-20 (Marine Areas Review Project)

DATE OF MEETING: March 7, 2024

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2  
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: Marine Areas Review Project – Map Amendment, Proposed Bylaw Nos. 113 (OCP) and 114 (LUB) – Post Public Hearing

## RECOMMENDATION

1. That the Thetis Island Local Trust Committee Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023”, be read for a third time.
2. That the Thetis Island Local Trust Committee Bylaw No. 114, cited as "Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023", be read for a third time.
3. That the Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as ‘Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023’, and proposed Bylaw No. 114, cited as 'Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023' be forwarded to the Secretary of the Islands Trust for Executive Committee approval.
4. That the Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as ‘Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023’ be forwarded to the Minister of Municipal Affairs for approval.

## REPORT SUMMARY

This is a post public hearing report supporting next steps for proposed Bylaws Nos. 113 (OCP amendment) and 114 (LUB amendment) to amend both Schedule Maps B and C of the Thetis Associated Islands Official Community Plan (OCP) and the Thetis Associated Islands Land Use Bylaw (LUB).

The recommendations above are supported because:

- All statutory requirements have been completed for rezoning including the required notification and holding of a public hearing consistent with the Local Government Act.
- All Islands Trust bylaw amendments require the approval of the Executive Committee of the Islands Trust prior to the consideration of adoption.

## BACKGROUND

The purpose of this project is to review and update the Thetis Associated Islands Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to address a portion of the marine area that is outside the OCP designation area and is outside the area of LUB application.

Thetis Island Local Trust Committee - C:\Program Files\esCRIBE\TEMP\118432612\118432612,,,TH-LTC-2024-03-07\_Marine Areas Review Project\_postPH\_FNL.docx

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

An electronic community information meeting is scheduled for March 7, 2024 starting at 5:30 PM and an electronic public hearing is scheduled for the same day starting at 5:45 PM. A public hearing is a quasi-judicial process within and following which specific procedures must be followed.

Following the Public Hearing, the LTC may choose to give further readings to a bylaw, defeat a bylaw, or alter a bylaw within certain parameters. The procedural steps following the close of the Public Hearing are as follows:

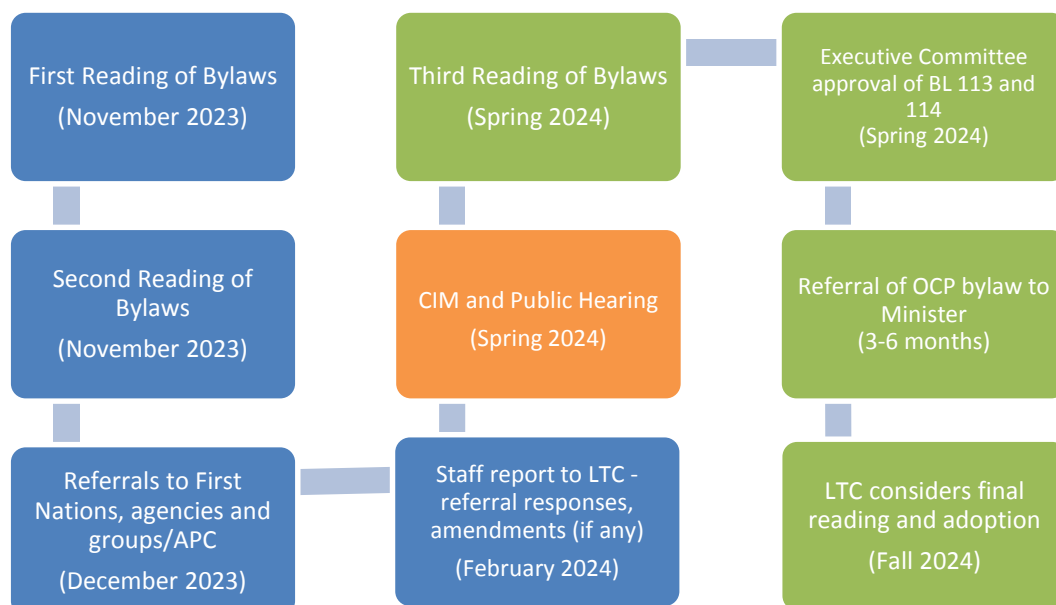
1. Consideration of Second Reading (this may include amendments to alter a bylaw)
2. Consideration of Third Reading
3. Forwarding of the bylaw to Executive Committee for approval
4. Forwarding of the bylaw to the Minister’s office for approval (OCP amendment bylaws only)
5. Reconsideration and adoption

Following the close of the Public Hearing, the LTC may not hear further submissions without holding a new Public Hearing. The principle is that if new information is considered by the LTC, all other interested parties also need to have the opportunity to consider any new relevant material and to make further representations to the LTC. The courts have clarified that this does not open the door to endless public hearings; and a local government body can legitimately decide that after a hearing it wishes to hear further from staff on issues raised at the hearing.

A bylaw may be altered after the Hearing, based on information received or heard by the LTC at any point prior to the close of the Hearing, provided that the amendments do not alter use or increase density, or decrease density without a landowner’s consent.

If the Executive Committee and Minister approve the bylaw, the next step for the LTC would be to adopt the bylaw.

The following timeline outlines the bylaw amendment process milestones for the Marine Areas Review project to-date along with next steps and approximate timing which may assist in managing community expectations in how an OCP and LUB amendment is processed. The blue steps identify completed milestones, the orange identifies the current stage, and the green identifies anticipated next steps or milestones in the process.



**Rationale for Recommendation:**

The recommendations on page 1 of this report are supported because:

- All statutory requirements have been completed for rezoning including the required notification and holding of a public hearing consistent with the Local Government Act.
- All Islands Trust bylaw amendments require the approval of the Executive Committee of the Islands Trust prior to the consideration of adoption.

**ALTERNATIVES**

**1. Make amendments to the bylaw(s)**

The LTC may amend the bylaw(s) provided the amendments would not alter use or increase density. Staff advise that this may require prioritizing the minor project for the 2024/2025 fiscal year, and will increase project scope and timelines.

Resolution:

*That Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023” be amended as follows:...*

*That Thetis Island Local Trust Committee proposed Bylaw No. 114, cited as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023” be amended as follows:...*

**2. Proceed no further**

Resolution: *That the Thetis Island Local Trust Committee proceed no further with Bylaw Nos. 113 and 114.*

**3. Receive for information**

The LTC may receive the report for information.

**NEXT STEPS**

If the staff recommendations on page 1 are supported, then:

- Bylaw Nos. 113 and 114 will be forwarded to the Islands Trust Executive Committee;
- Bylaw No. 113 (OCP amendment) will be forwarded to the Minister of Municipal Affairs and Housing for approval; and
- Bylaw Nos. 113 and 114 will then be returned to the LTC for reconsideration and approval.

Submitted By:	Margot Thomaidis, Planner 2	February 21, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	February 28, 2024

**ATTACHMENTS**

1. Proposed Bylaw No. 113
2. Proposed Bylaw No. 114

# DRAFT

## THETIS ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 113

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### A BYLAW TO AMEND THETIS ASSOCIATED ISLANDS OFFICIAL COMMUNITY PLAN BYLAW, 2014

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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 Associated Islands Official Community Plan Bylaw, 2014, Amendment No. 1, 2023”.

2.

Thetis Associated Islands Official Community Plan Bylaw No. 93, 2014, cited as “Thetis Associated Islands Official Community Plan Bylaw, 2014, Amendment No. 1, 2023” is amended as per Schedules “1” and “2” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	7 <sup>th</sup>	DAY OF	NOVEMBER	, 2023
READ A SECOND TIME THIS	7 <sup>th</sup>	DAY OF	NOVEMBER	, 2023
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____
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

**THETIS ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 113**

**SCHEDULE 1**

1. Schedule “A” of “Thetis Associated Islands Official Community Plan No. 93, 2014” is amended as follows:

**PART E – ADMINISTRATION AND INTERPRETATION**, is amended by deleting Section 16.7.2(e) in its entirety.

2. **Schedule “B” Plan Area – Area of Application** of the Thetis Associated Islands Official Community Plan No. 93, 2014 is amended as follows:

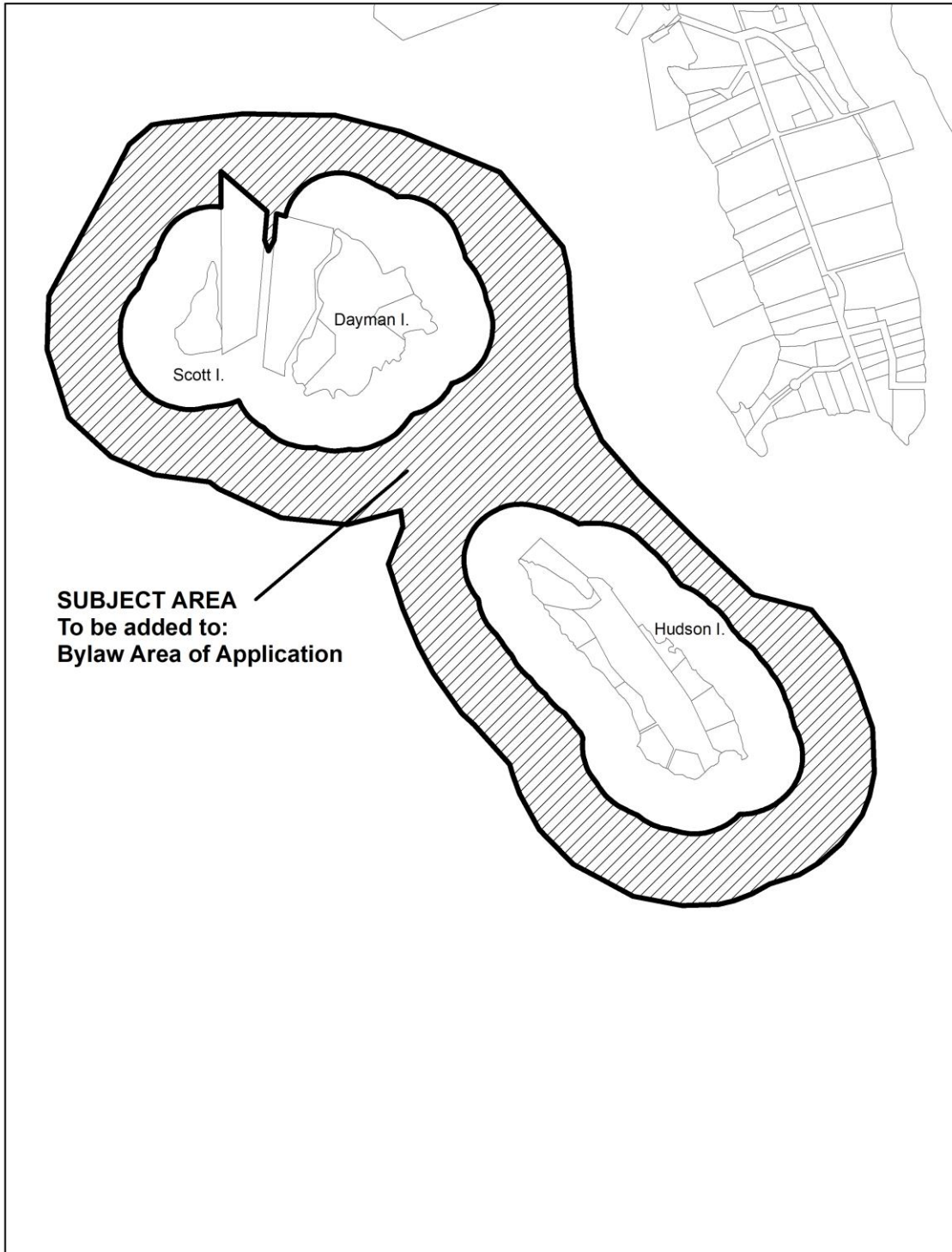
The area of application map is replaced with a new map as shown on Plan No. 1 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 93 as are required to effect this change.

3. **Schedule “C” – Land Use Designation Map C** of the Thetis Associated Islands Official Community Plan No. 93, 2014 is amended as follows:

The land use designation is changed from “Undesignated” to “Marine” as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “C” of Bylaw No. 93 as are required to effect this change.

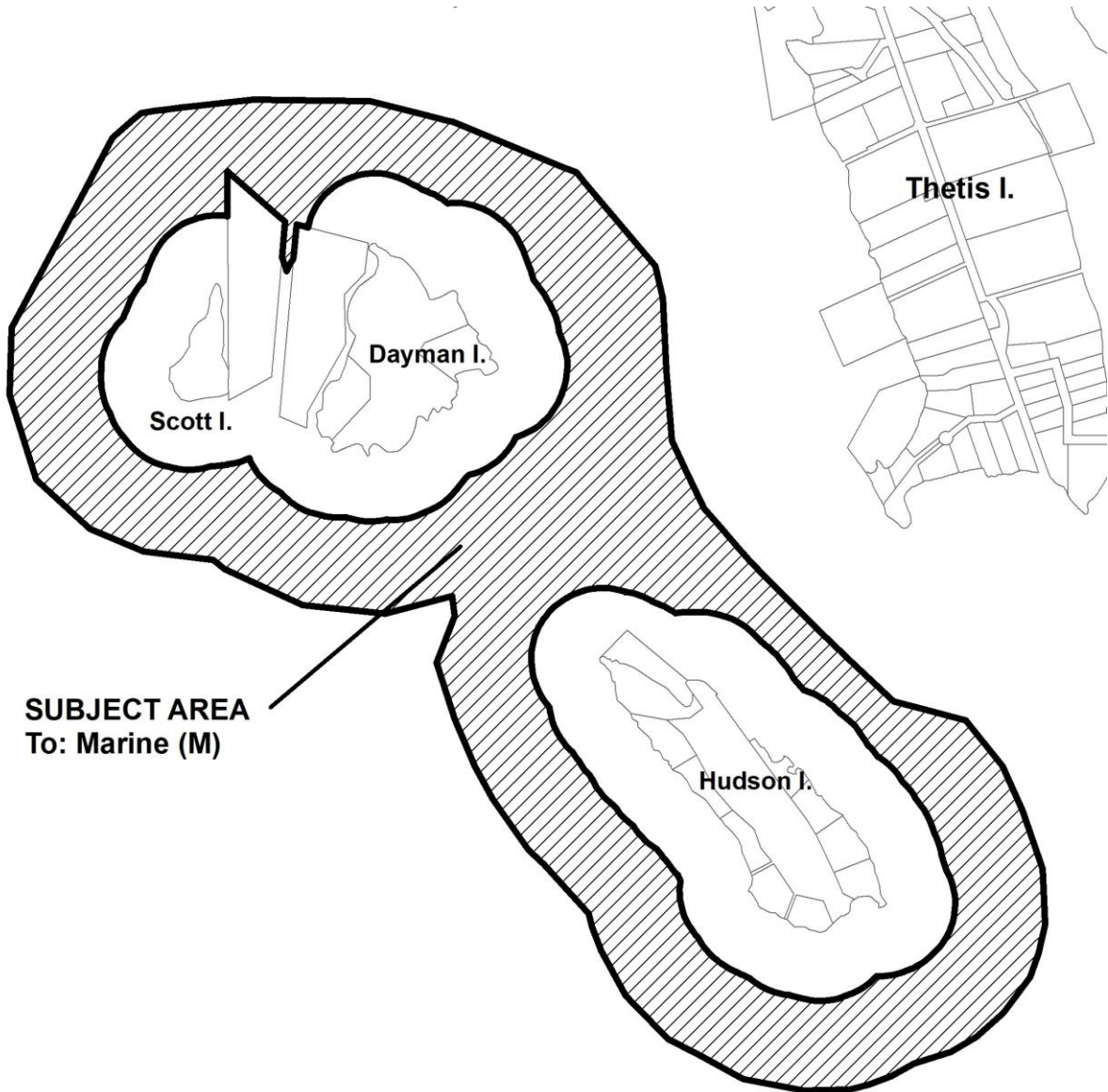
THETIS ASSOCIATED ISLANDS LOCAL TRUST COMMITTEE  
BYLAW NO. 113

Plan No. 1



THETIS ASSOCIATED ISLANDS LOCAL TRUST COMMITTEE  
BYLAW NO. 113

Plan No. 2



**SUBJECT AREA**  
To: Marine (M)

# DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 114

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**A BYLAW TO AMEND THETIS ASSOCIATED ISLANDS LAND USE BYLAW, 2014**

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

1. This bylaw may be cited for all purposes as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023”.
2. Thetis Associated Islands Local Trust Committee Bylaw No. 94, cited as “Thetis Associated Islands Land Use Bylaw, 2014,” is amended as follows:
  - 2.1 Schedule “B” – Area of Application, is amended 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. 94 as are required to effect this change.
  - 2.2 Schedule “C” – Zoning Map C, on those marine areas on Plan No. 2 the zoning is changed from unzoned to “Water 1 (W1)” as shown on Plan No. 2 attached to and forming part of this bylaw and by making such alterations to Schedule “B” of Bylaw No. 94 as are required to effect this change.

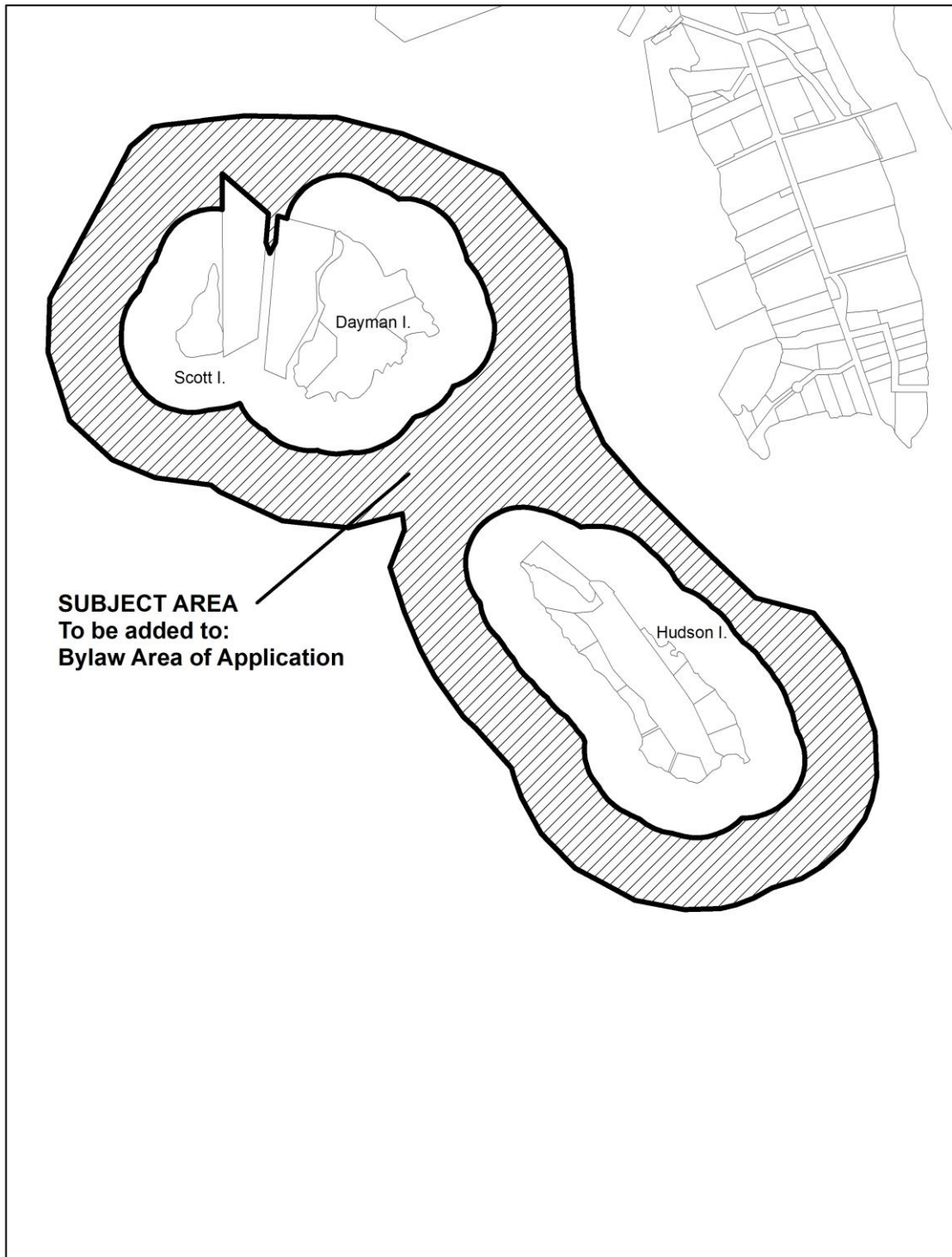
READ A FIRST TIME THIS	7 <sup>th</sup>	DAY OF	NOVEMBER	, 2023
PUBLIC HEARING HELD THIS	7 <sup>TH</sup>	DAY OF	NOVEMBER	, 2023
READ A SECOND TIME THIS	_____	DAY OF	_____	20____
READ A THIRD TIME THIS	_____	DAY OF	_____	20____
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	_____	DAY OF	_____	20____
ADOPTED THIS	_____	DAY OF	_____	20____

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

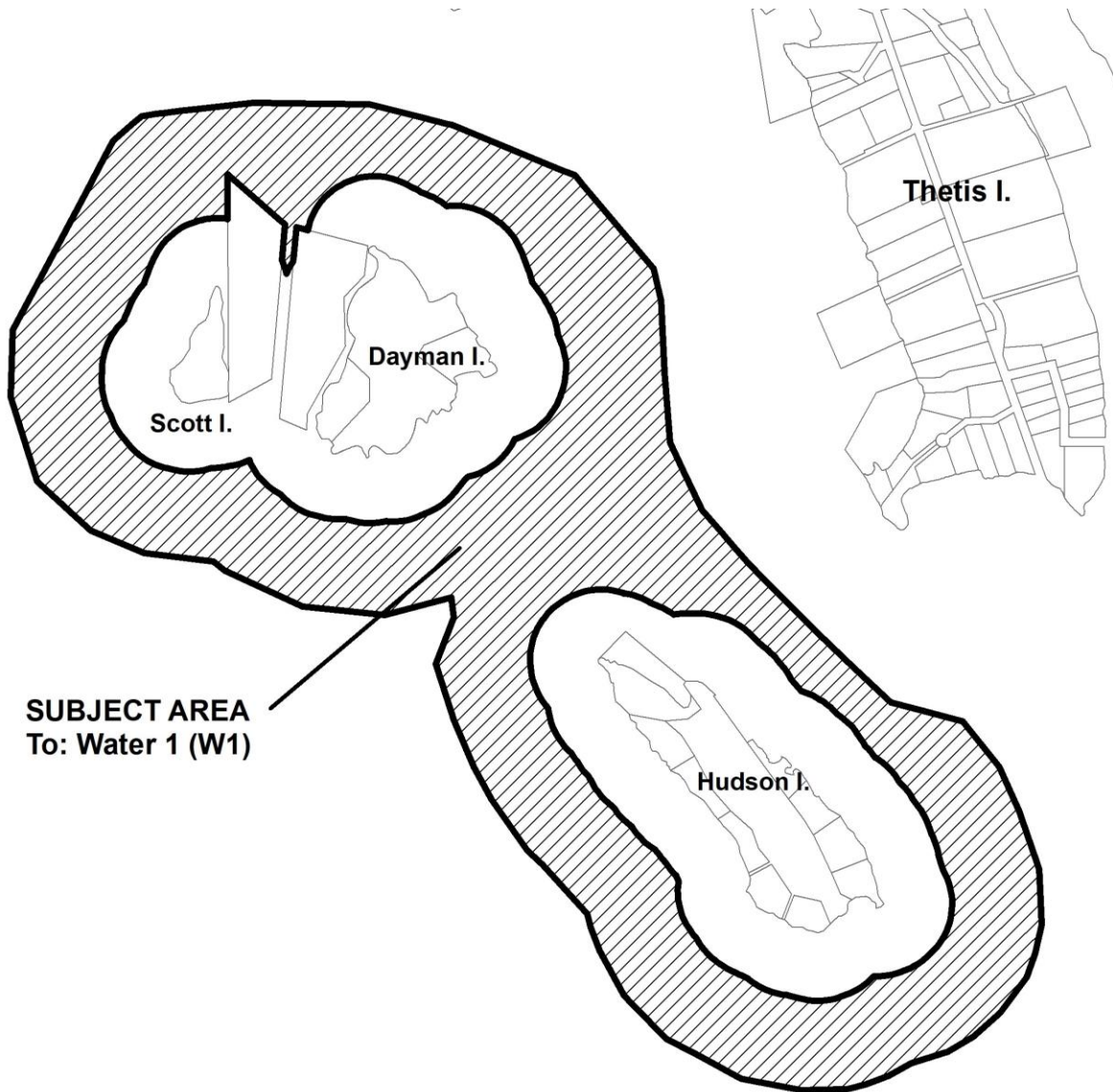
THETIS ASSOCIATED ISLANDS LOCAL TRUST COMMITTEE  
BYLAW NO. 114

Plan No. 1



THETIS ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 114

Plan No. 2





File No.: 3026-10 (LTC General – Meeting Logistics)

DATE OF MEETING: March 7, 2024

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2  
Northern Team

SUBJECT: 2024 Local Trust Committee Meeting Schedule

## RECOMMENDATION

1. That the Thetis Island Local Trust Committee reschedule its July 9, 2024 regular business meeting to Tuesday, July 2, 2024.
2. That the Thetis Island Local Trust Committee hold its September 10, 2024 regular business meeting in-person at the Thetis Island Community Centre.

## DISCUSSION

On December 5, 2023, the Local Trust Committee (LTC) endorsed its regular business meeting schedule for the following dates in 2024: **February 6, April 30, July 9, September 10, and November 12.**

At the LTC regular business meeting on February 6, 2024, the LTC directed staff to reschedule the July 9 meeting to better accommodate Trustee availability. Alternative dates are as follows:

- 1) Tuesday, July 2 (electronic)
- 2) Tuesday, June 25 (electronic)

The LTC also designated all of the remaining 2024 LTC regular business meetings as electronic. After the meeting, staff learned that the LTC is required to hold at least two (2) meetings per year in-person, as per Section 3 of the Thetis Island LTC Meeting Procedures Bylaw, 2022. Since the February 6 meeting was held in-person and fulfils half of that requirement, the LTC should designate one other in-person meeting date as soon as possible. This would allow staff to plan further in advance to accommodate meeting logistics. Staff propose that the LTC hold either the September 10 or November 12 LTC meeting in-person.

All endorsed and tentative meeting dates and locations are identified in Attachment 1.

If alternative dates are proposed, the LTC should avoid scheduling meetings which may conflict with other planned meetings or events. Key dates are noted for reference in Attachment 1. Meeting details will be advertised in accordance with legislated notification requirements.

Submitted By:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	February 28, 2024
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## ATTACHMENT

1. 2024 Tentative Thetis Island Local Trust Committee Meeting Schedule

**ATTACHMENT 1**

**TENTATIVE 2024 THETIS ISLAND LOCAL TRUST COMMITTEE REGULAR BUSINESS MEETING SCHEDULE**

<b>LTC Meeting Date</b>	<b>Location</b>	<b>Start Time</b>
February 6	Thetis Island Community Centre	9:30 am
April 30	Electronic	
<b>June 25 or July 2 (TBD)</b>	Electronic	
September 10	<b>Thetis Island Community Centre or Electronic (TBD)</b>	
November 12	<b>Thetis Island Community Centre or Electronic (TBD)</b>	

**Key Dates**

Stat Holidays	Jan 1; Feb 19; Mar 29; Apr 1; May 20; Jul 9; Aug 5; Sep 2; Oct 14; Nov 11; Dec 25,26
Trust Council	Mar 12-14, Jun 18-20, Sep 24-26, Dec 3-5
Executive Committee	Jan 10, Jan 31, Feb 28, Mar 27, Apr 24, May 15, Jun 5, Jul 3 & 24, Aug 21, Oct 9 & 30, Nov 20, Dec 18
Financial Planning Committee	Jan 24, Feb 21, May 29, Aug 28, Oct 16, Nov 13
Islands Trust Conservancy	Jan 23, Mar 19, May 28, Jul 23, Oct 1, Nov 19
Trust Programs Committee	Feb 12, Apr 15, May 27, Aug 26, Nov 4
Regional Planning Committee	Feb 16, May 24, Sep 4, Nov 8
AVICC Conference	Apr 12-14
LGMA	Jun 11-13
UBCM Conference	Sep 16-20