



Thetis Island Local Trust Committee

Special Meeting Agenda

Date: October 22, 2024
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. APPROVAL OF AGENDA | | |
| 3. BUSINESS ITEMS | 9:35 AM - 11:30 AM | |
| 3.1 Rezoning Application - Connected Coast Fibre Optic Cable Installation - Staff Report | | 2 - 13 |
| 4. ADJOURNMENT | 11:30 AM - 11:30 AM | |



File No.: PLRRZ20240105 – CONNECTED
COAST
(X. ref: TW-CL-2024.1)

DATE OF MEETING: October 22, 2024

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

SUBJECT: Rezoning Application – Connected Coast Fibre Optic Cable Installation
Applicant: Renée LaBoucane – Strathcona Regional District Connected Coast Corporation
Location: Crown land (aquatic inland waters) adjacent to Valdes Island

RECOMMENDATION

1. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024” is not contrary to or at variance with the Islands Trust Policy Statement.
2. That the Thetis Island Local Trust Committee Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024”, be read a first time.
3. That the Thetis Island Local Trust Committee Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024”, be read a second time.
4. That the Thetis Island Local Trust Committee Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024”, be read a third time.
5. That the Thetis Island Local Trust Committee Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

The purpose of this report is to advance rezoning application PLRRZ2024.0105 (Connected Coast), which seeks a bylaw amendment in order to add a new use to the Marine Conservation (W1) zone surrounding Valdes Island, to permit the installation and use of “fibre-optic cable telecommunication public service utility” as part of the Connected Coast project led by the Strathcona Regional District Connected Coast Corporation (SRDCCC) (applicant). This staff report provides the Thetis Island Local Trust Committee (LTC) with a copy of the Islands Trust Policy Statement Directives Only Checklist (Attachment 1), a copy of the draft Bylaw No. 115 (Attachment 2), and seeks direction from the LTC on how to proceed.

In summary, the LTC has provided direction to:

- Expedite consideration of the application in support of the applicant’s deadline to begin installation of a fibre-optic marine cable in November 2024;
- Not to hold a Public Hearing; and
- Prepare the draft bylaw for Readings.

Other factors that staff understand are important considerations for LTC decision are that:

- The applicant’s project to install fibre-optic cable will provide future high-speed internet access to the Lyackson First Nation; and
- The LTC does not wish to refer Bylaw No. 115 to First Nations, Local Governments or other agencies for review or comment, citing that the applicant has already carried out consultation for the Connected Coast project through the Provincial (aquatic Crown land authorization application) and Federal (Transport Canada) processes.

Therefore, staff recommend First, Second, and Third Readings and forwarding to the Secretary of Islands Trust for approval by the Executive Committee.

BACKGROUND

At the September 10, 2024 regular business meeting the LTC passed the following resolutions:

TH-2024-020

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to prepare a draft bylaw to amend the Thetis Island Bylaw No. 42, Valdes Island Rural Land Use Bylaw, 1998, to proceed with application PLRRZ2024.0105 (Connected Coast) to permit fibre-optic cable telecommunication public service utility in the Marine Conservation (W1) zone.

CARRIED

TH-2024-021

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee is not required to hold a Public Hearing on Bylaw No. 115 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024” as the Bylaw is consistent with the policies and objectives in Part One of the Valdes Island Rural Land Use Bylaw, 1998, and therefore requests staff to proceed with public notification as per Section 467 of the Local Government Act.

CARRIED

TH-2024-022

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to expedite application PLRRZ202R-0105 and schedule a Special Meeting for the Thetis Island Local Trust Committee as required in order to meet the deadline for the project.

CARRIED

Therefore, staff have prepared a draft bylaw amendment (Bylaw No. 115), included as Attachment 2 for review and consideration by the LTC.

Figure 1 – Subject Area Map and Cable Landing Location

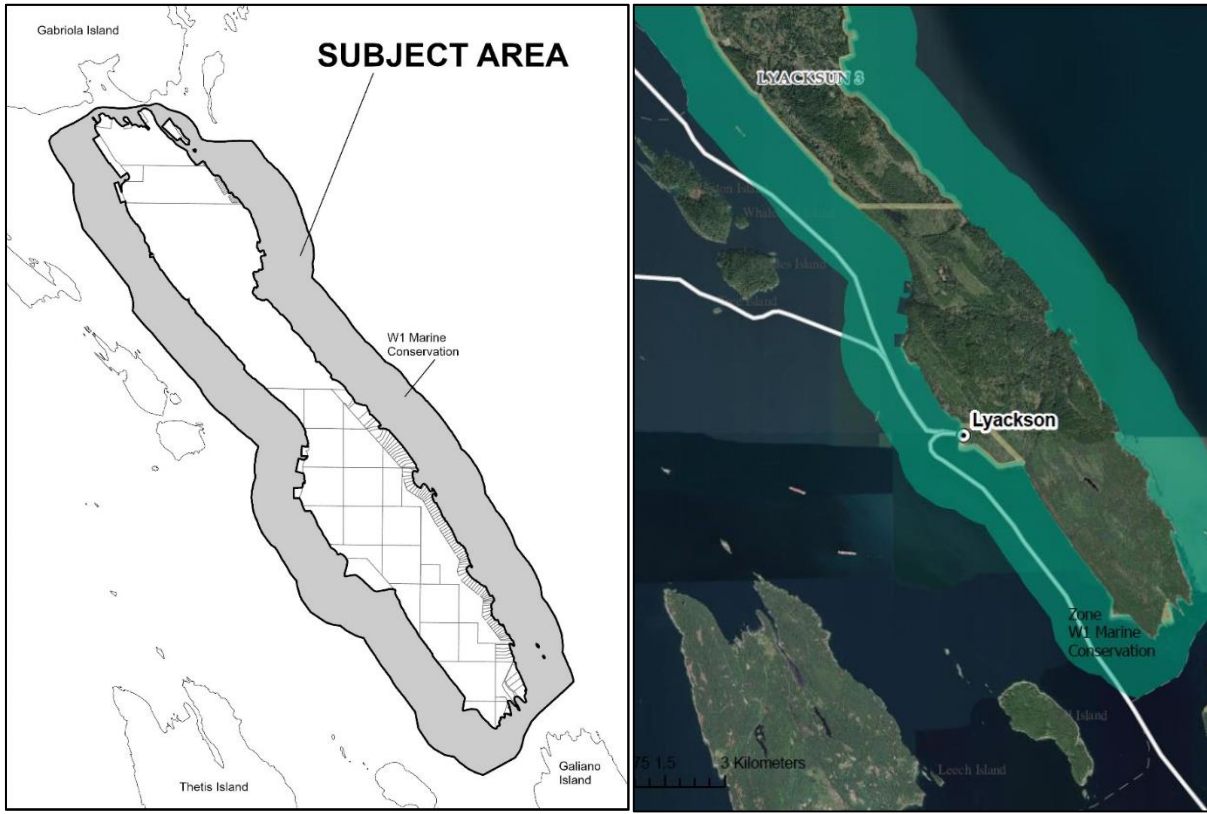


Figure 2. Orthophoto of Cable Landing Area



ANALYSIS

Policy/Regulatory

The policies and regulations that pertain to this application are summarized below.

Islands Trust Policy Statement:

This proposed amendment to add the use of a fibre-optic cable telecommunication utility in the Marine Conservation (W1) zone does not appear to be contrary to or inconsistent with the Islands Trust Policy Statement, as noted in the Directives Only Checklist (Attachment 1).

Official Community Plan:

As mentioned in the staff report dated September 10, 2024, this rezoning application proposal to add the use of fibre-optic cable telecommunication utility in the Marine Conservation (W1) zone, appears to be consistent with Part 1 (OCP) of the Valdes Island Rural Land Use Bylaw, 1998. As this proposal does not involve an OCP amendment, the LTC has decided not to hold a Public Hearing, per Section 464(2) of the *Local Government Act*.

Land Use Bylaw:

As noted in the staff report dated September 10, 2024, the Marine Conservation (W1) zone does not permit the use of cable telecommunication utilities, therefore the proposal does not comply with Section 5.2.7 of the Valdes Island Rural Land Use Bylaw, 1998. See Attachment 2 for proposed Bylaw No. 115 which, if approved, would add “fibre-optic cable telecommunication public service utility” as a permitted use in this zone. There are no other changes proposed to the bylaw, as the addition to the zone permissions would allow the installation of fibre-optic cable telecommunications utility anywhere in the Marine Conservation (W1) zone surrounding Valdes Island. Approval of this bylaw amendment would not permit the use of fibre-optic cable telecommunication utility in any land-based zones on Valdes Island. The Lyackson First Nation reserve land is not under Islands Trust jurisdiction.

Consultation

Statutory Requirements

As this does not involve an OCP amendment, the LTC is not required by the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected. Since the LTC does not wish to refer the application to First Nations or Government Agencies, staff suggest the LTC may wish to consider whether the information provided by the applicant below is satisfactory, before proceeding with the recommendations. The LTC also passed a resolution to not hold a Public Hearing, therefore no consultation is required beyond statutory public notice as required by Section 467 of the *Local Government Act*. Notice of First Reading of the proposed Bylaw No. 115 has been posted in the Ladysmith Chemainus Chronicle (October 10 and 17, 2024 editions), on the Islands Trust website, and physically at the Northern Office from October 7, 2024 to October 21, 2024 in accordance with *Local Government Act* requirements, in order for the community to have the opportunity to comment on the proposed bylaw before consideration of first reading by the LTC.

No written responses from the public have been received at the time of writing this report. All correspondence received before final adoption will form part of the public record and will be considered by the LTC. Correspondence may be sent to northinfo@islandstrust.bc.ca.

First Nations Engagement

The applicant (SRDCCC) has previously carried out referrals to First Nations through the Provincial (aquatic Crown land authorization) and Federal (Transport Canada) processes for the proposed Connected Coast project between

Fulford Harbour, Salt Spring Island and Descanso Bay, Gabriola Island, including the proposed installation on Lyackson reserve land.

The applicant has worked closely with Lyackson First Nation on where the landing is to be placed. The applicant also engaged with the following Indigenous nations, in advance of project reviews by other government agencies: Pauquachin First Nation, Tsartlip First Nation, Tsawout First Nation, Tseycum First Nation, Malahat First Nation, Lyackson First Nation, Penelakut Tribe, Stz'uminus First Nation, Cowichan Tribes, Halalt First Nation, Ts'uubaa-asatx First Nation (Lake Cowichan First Nation), Tsawwassen First Nation, Snuneymuxw First Nation. The applicant has briefly summarized the responses, although they have not shared specific correspondence with each of these nations with Islands Trust. The correspondence included community or lands connection to the project (for those eligible), inputs to routing and landings, considerations such as environment and archaeology, as well as follow-up regarding connecting members. The applicant has noted that the Province has confirmed that they did not receive any comments of concern that would prevent the License of Occupation from being issued. The applicant also noted that there were no comments of concern from the Transport Canada consultation.

At the September 10, 2024 meeting, two staff members from the Lyackson First Nation attended the meeting and spoke to the proposed application, commenting the following:

- The area being discussed is part of Lyackson homeland;
- Lyackson community has stated a desire to take back authority over their unceded land, territory, waters, and resources;
- The United Nations Declaration on the Rights of Indigenous Peoples affirms the Nation's right to participate in decision-making matters with a seat at the table and not just a referral;
- Indigenous People have the right to determine and develop priorities and strategies for the development or use of their lands and resources;
- Lyackson First Nation has been actively involved in the Connected Coast project for over three years;
- Connectivity infrastructure is of critical importance in this area and the project is for the benefit of the Lyackson community, on reserve land, where the Valdes Island Rural Land Use Bylaw was not meant to apply; and
- Acknowledged the desire for the Local Trust Committee to expedite the bylaw amendment and noted that the project funding expires in November.

Staff from Lyackson also suggested that the LTC could rely on the consultation record of Connected Coast to stand and not re-consult unless it is the LTC's process. The LTC agreed with this approach and did not wish to refer to other agencies and Nations at the September 10, 2024 meeting, citing that consultation has already been carried out by Connected Coast through the Provincial and Federal processes.

Islands Trust staff were able to connect with staff from the Lyackson First Nation in early September regarding the proposal, just before publishing the preliminary staff report for the September 10 meeting. It was brought to staff's attention that connecting this late in the process was not consistent with the commitments outlined in the [Islands Trust Council/The Lyackson First Nation Protocol Bylaw No. 64, 1999](#), including Section 4.2 regarding "*referral of land use planning or land use change documents or contents with opportunities for discussion of concerns before consideration by the respective party provided that this is not considered formal consultation.*" Or in keeping with 5.2 in the communications efforts section of the agreement which states: ***The purpose of notices is to provide parties with timely and sufficient information to facilitate meaningful opportunities for cooperation.***

Staff note that based on the commitments outlined in the protocol agreement, Lyackson First Nation should have been included in this land use planning process in a timelier manner when the application was received by Islands Trust in July 2024. At the September 10, 2024 meeting, the LTC apologized to the Nation's representatives, reflected on the mistake, and committed to conducting business in a manner that meets the spirit of the protocol agreement in the future.

The LTC passed a separate resolution requesting that Islands Trust staff inquire with Lyackson First Nation as to their interest in holding Council to Council, and/or staff-to-staff meetings, as per the Islands Trust Council/The Lyackson First Nation Protocol Bylaw No. 64, 1999 with Lyackson First Nation.

A copy of the above section of this report was shared with staff from the Lyackson First Nation. Staff from Lyackson First Nation would like the LTC to know that Islands Trust did not provide sufficient time for Lyackson First Nation to review the materials before they were published.

Other Government Agency Referrals

The applicant sent out referrals to the following government agencies in addition to Islands Trust during the Provincial (aquatic Crown land authorization) application process: Ministry of Forests, Lands, and Natural Resource Operations, BC Fossil Management Office, Ministry of Transportation, Capital Regional District, Regional District of Nanaimo, Department of Fisheries & Oceans, BC Ferries, BC Oil & Gas Commission, BC Parks, Ministry of Indigenous Relations and Reconciliation, Cowichan Valley Regional District, and South Island Natural Resource District. The applicant noted that most agencies did not respond or responded that their interests are unaffected. The applicant also shared that three agencies confirmed that they had no objections to approval of the project subject to certain conditions and recommendations (i.e., to ensure the proposed operations minimize the impact on the resilience and integrity of sensitive ecosystems and fossil sites).

Timeline

Subject to concurrence with the staff recommendations, draft bylaw No. 115 could be considered through the following expedited timeline, meeting the applicant's (SRDCCC's) funding and project installation deadlines:

- **October 22, 2024:** Special Meeting to Consider 1st, 2nd, and 3rd Readings, Forward to Executive Committee
- **October 30, 2024:** Submission to Executive Committee
- **October 31, 2024:** LTC to Consider Bylaw Adoption (Resolution-Without-Meeting)

Rationale for Recommendations

The proposed amendment to add the use of a fibre-optic cable telecommunication utility in the Marine Conservation (W1) zone does not appear to be contrary to or inconsistent with the Islands Trust Policy Statement. The staff recommendations support advancement of the application for the timely installation of fibre-optic cable in the marine area beside Valdes Island in November 2024, to provide future high-speed internet access to the Lyackson First Nation as part of the Connected Coast project.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendations:

1. Request further information

The LTC may request further information prior to making a decision. Staff advise that should the LTC pursue this alternative, that the application process and next steps would be lengthened. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee request that, for application PLRRZ20240105, [specific information] be submitted to the Islands Trust.

2. Deny the application

The LTC may deny the application. Staff advise that should the LTC pursue this alternative, the file would be closed, the applicant may be issued a partial refund, and could not reapply for a rezoning/bylaw amendment for a minimum of 1 year. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Thetis Island Local Trust Committee deny application PLRRZ20240105 for the following reasons [insert reasons].

NEXT STEPS

Subject to concurrence with the staff recommendations, staff will proceed to submit a Request for Decision to the Secretary of the Islands Trust for approval by the Executive Committee (EC) at their October 30, 2024 meeting. If EC approves, staff will notify the LTC and a resolution-without-meeting (RWM) may be initiated for final bylaw adoption.

Submitted By:	Margot Thomaidis, Planner 2	October 10, 2024
Concurrence:	Renée Jamurat, RPP MCIP	October 16, 2024

ATTACHMENTS

- 1. Islands Trust Policy Statement Directive Policies
- 2. Draft/Proposed Bylaw No. 115



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
N/A	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.
N/A	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.
N/A	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
N/A	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
N/A	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.
N/A	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.
N/A	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.
N/A	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.
N/A	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.
N/A	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.
	4.2.9	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection 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.
N/A	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.
N/A	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.
N/A	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
N/A	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.
N/A	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
✓	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
✓	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>
	<i>Not in compliance with Trust Policy</i>

DRAFT

THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 115

A BYLAW TO AMEND VALDES ISLAND RURAL LAND USE BYLAW, 1998

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. Citation

This bylaw may be cited for all purposes as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2024”.

2. Thetis Island Local Trust Committee Bylaw No. 42, cited as “Valdes Island Rural Land Use Bylaw, 1998,” is amended as follows:

Section 5.2.7 – Marine Conservation (W1) Zone is amended by adding the following new bullet and text after “floats, docks, stairs, ramps, launching cranes associated with residential use of upland parcels”:

- “fibre-optic cable telecommunication public service utility”.

READ A FIRST TIME THIS _____ DAY OF _____ 20____

READ A SECOND TIME THIS _____ DAY OF _____ 20____

READ A THIRD TIME THIS _____ DAY OF _____ 20____

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS _____ DAY OF _____ 20____

ADOPTED THIS _____ DAY OF _____ 20____

CHAIR

SECRETARY