



Islands Trust

THETIS ISLAND

OFFICIAL COMMUNITY PLAN

BYLAW NO. 50, 1995

AS AMENDED BY THE THETIS ISLAND LOCAL TRUST COMMITTEE
BYLAWS: 70, 71, 72, 73, AND 76

NOTE: This Bylaw is consolidated for convenience only and is not to be construed as a legal document.

Consolidated: January 4, 2008

CONSOLIDATED BYLAW TEXT AMENDMENTS

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 70	Amendment No. 1, 2002	November 25, 2002
Bylaw No. 71	Amendment No. 2, 2002	November 25, 2002
Bylaw No. 72	Amendment No. 3, 2002	November 25, 2002
Bylaw No. 73	Amendment No. 4, 2002	November 25, 2002
Bylaw No. 76	Amendment No. 1, 2003	May 21, 2004

THETIS ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. 50

A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR THETIS ISLAND

WHEREAS Section 27 of the *Islands Trust Act* gives the Thetis Island Local Trust Committee the same power and authority as a Regional District under Section 988 and Division (1) to (5) and (7), other than Section 990, of Part 29 of the *Municipal Act*, and

WHEREAS Sections 944 and 948, respectively, of Division (1) of Part 29 of the *Municipal Act* applies to the Committee and authorizes it to adopt an Official Community Plan and outlines procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 25 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 945 of the *Municipal Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 949(1) of the *Municipal Act* does not commit or authorize the Thetis Island Local Trust Committee to proceed with any project that is specified in the Plan; and

WHEREAS Section 949(2) requires that all bylaws enacted, permits issued, and works undertaken by the Thetis Island Local Trust Committee be consistent with the Official Community Plan;

NOW THEREFORE the Thetis Island Local Trust Committee being the Trust Committee having jurisdiction on and in respect of Thetis Island in the Province of British Columbia pursuant to the *Islands Trust Act*, R.S.B.C., 1989, enacts as follows:

TITLE

1. This Bylaw shall be cited as the "Thetis Island Official Community Plan Bylaw, 1995".

APPLICATION

2. Thetis Island Official Community Plan Bylaw, 1995 applies to Thetis Island, an area included under Section 1 and Schedule B of the *Islands Trust Act* and without limiting the generality of the foregoing, includes the entire Island and the seaward area from the shoreline of Thetis Island as identified by the natural boundary of the sea and encompasses all other islands, islets, reefs, the seabed, surface water, and air space as shown on the attached map entitled "Thetis Island Official Community Plan Designation Area" which forms part of this Bylaw.

ORGANIZATION

- 3. The map entitled "Thetis Island Official Community Plan Designation Area" and Schedules A, B, and C, attached to and forming part of this Bylaw, are hereby designated as "Thetis Island Official Community Plan Bylaw, 1995".
- 4. The Schedules comprising this Bylaw are as follows:
 - Schedule A - Policy Document
 - Schedule B - Map of Land Use and Road System
 - Schedule C - Map of Natural and Heritage Resources

BYLAW REPEAL

"Official Community Plan (Thetis Island) Bylaw, 1979" is repealed upon adoption of this Bylaw.

READINGS

READ A FIRST TIME THIS	1st	DAY OF	January , 1995
AMENDED AT FIRST READING THIS	17th	DAY OF	January , 1995
PUBLIC HEARING HELD THIS	28th	DAY OF	January , 1995
AMENDED AT FIRST READING THIS	31st	DAY OF	January , 1995
READ A SECOND TIME THIS	8th	DAY OF	February , 1995
READ A THIRD TIME THIS	8th	DAY OF	February , 1995
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	8th	DAY OF	March , 1995
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS THIS	31 st	DAY OF	May , 1995
RECONSIDERED AND FINALLY ADOPTED THIS	19th	DAY OF	June , 1995

Gordon McIntosh
SECRETARY

Graeme A. Dinsdale
CHAIRPERSON

THETIS ISLAND

OFFICIAL COMMUNITY PLAN BYLAW, 1995

TABLE OF CONTENTS

OFFICIAL COMMUNITY PLAN DESIGNATION AREA MAP

SECTION I	PERSPECTIVE, PRINCIPLES, AND COMMUNITY OBJECTIVES	1
1.	PERSPECTIVE	1
2.	PRINCIPLES.....	1
3.	BROAD COMMUNITY OBJECTIVES.....	1
SECTION II	LAND USE AND DEVELOPMENT OBJECTIVES AND POLICIES	2
1.	RESIDENTIAL LAND USE AND DEVELOPMENT	2
1.1	RURAL RESIDENTIAL (R-1)	4
1.2	RURAL (R-2)	5
1.3	AFFORDABLE HOUSING, RENTAL HOUSING, SPECIAL NEEDS HOUSING.....	5
1.4	HOME OCCUPATIONS	6
2.	COMMUNITY FACILITIES.....	6
3.	LANDSCAPE, OUTDOOR RECREATION, AND PARKS	7
3.1	LANDSCAPE.....	9
3.2	OUTDOOR RECREATION	9
3.3	PARKS.....	10
4.	RESOURCE - BASED USE AND DEVELOPMENT	11
4.1	AGRICULTURE.....	11
4.2	MARICULTURE.....	13
4.3	FORESTRY	14
4.4	SAND, GRAVEL, MINERAL, AND ENERGY RESOURCES.....	15
5.	COMMERCIAL ACTIVITY	16
5.1	COMMERCIAL RETAIL AND SERVICE	16
5.2	COMMERCIAL VISITOR ACCOMMODATION.....	16
6.	INSTITUTIONAL CAMPS AND CENTRES	17
7.	INDUSTRIAL LAND USE AND DEVELOPMENT.....	18
8.	PUBLIC UTILITIES	19
SECTION III	SERVICES OBJECTIVES AND POLICIES	20
1.	TRANSPORTATION.....	20
1.1	LAND TRANSPORTATION SERVICES	20
1.2	WATER TRANSPORTATION SERVICES	21
1.3	AIR TRANSPORTATION SERVICES	22
2.	WATER SUPPLY SERVICES.....	22
3.	WASTE DISPOSAL	23
3.1	SEWAGE DISPOSAL.....	23
3.2	SOLID WASTE DISPOSAL.....	24
4.	PROTECTIVE AND EMERGENCY RESPONSE	24
SECTION IV	NATURAL AND HERITAGE RESOURCES OBJECTIVES AND POLICIES	27
1.	NATURAL RESOURCES	27
1.1	ENVIRONMENTALLY SENSITIVE AREAS.....	27
1.2	GROUNDWATER RESOURCES.....	28
1.3	SURFACE WATER RESOURCES	28
1.4	WATER CONSERVATION.....	28
1.5	MARINE AND COASTAL RESOURCES	29
1.6	WILDLIFE AND VEGETATION RESOURCES	30
2.	AIR RESOURCES	30
3.	HAZARD AREAS	30
4.	HERITAGE RESOURCES	31
SECTION V	PERMIT DESIGNATIONS OBJECTIVES AND POLICIES	33

1.	TEMPORARY COMMERCIAL AND INDUSTRIAL PERMITS	33
2.	DEVELOPMENT PERMITS	33
SECTION VI ADMINISTRATION IMPLEMENTATION		35
1.	ADMINISTRATION	35
2.	IMPLEMENTATION	35
3.	AMENDMENT	36
4.	REVIEW	36

LIST OF SCHEDULES AND MAPS

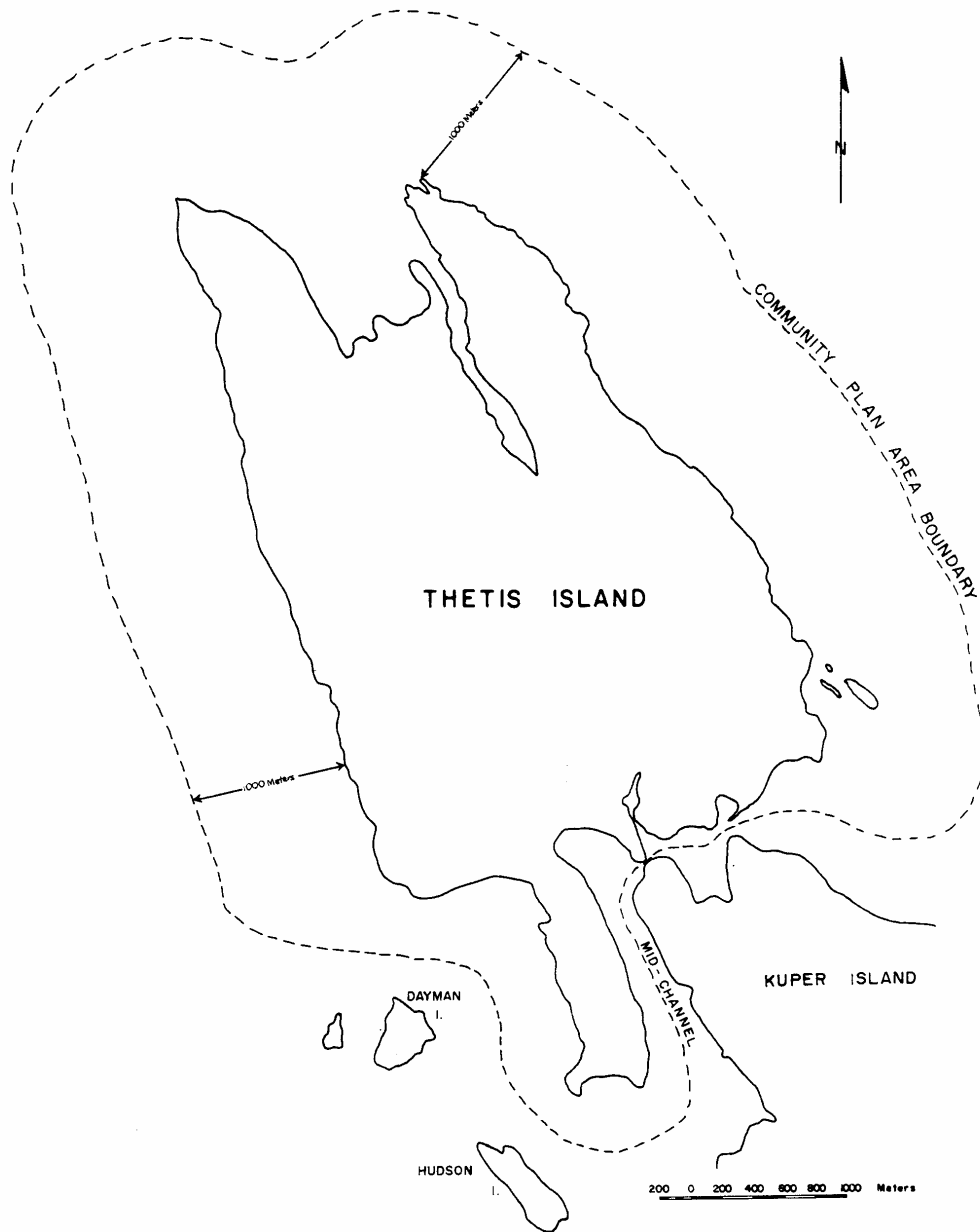
OFFICIAL COMMUNITY PLAN DESIGNATION AREA MAP

SCHEDULE A - POLICY DOCUMENT

SCHEDULE B - MAP OF GENERALIZED LAND USE

SCHEDULE C - MAP OF NATURAL AND HERITAGE RESOURCES

THETIS ISLAND OFFICIAL COMMUNITY PLAN DESIGNATION AREA



SCHEDULE A - POLICY DOCUMENT

SECTION I PERSPECTIVE, PRINCIPLES, AND COMMUNITY OBJECTIVES

1. PERSPECTIVE

The Official Community Plan is a statement of general objectives and more detailed policies. Its purpose is to provide a guide to the decision making by the Thetis Island Local Trust Committee and the public on natural resources, land use and development.

The Plan offers the Community's vision of the future and proposes a level of acceptable growth. The Plan also suggests ways in which government agencies can co-ordinate their responsibilities with the wishes of the Thetis Island Community.

The Thetis Island Community, through its elected representatives, adopted the first official community plan in 1977 as the culmination of a planning process commenced by a community committee in 1974. That initial plan, re-adopted by the Thetis Island Local Trust Committee in 1980, established the basic tenets of preservation and protection of the Island's environment and the rural island lifestyle of its community. From these, objectives and policies for land use planning were developed.

This official community plan has been developed recognizing the basis of preceding plans, the growth and development of Thetis Island and surrounding areas, plus the changes in Provincial legislation that direct the content of official community plans.

2. PRINCIPLES

This official community plan is developed within the following guiding principles:

- 1) That development and growth be compatible with the lifestyles of residents and property owners who comprise the Thetis Island community, and
- 2) That land use and development occurring on Thetis Island and surrounding waters be sustainable within the capability of the natural environment, and
- 3) Observance of the Islands Trust object "to preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and the Province generally in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of the Province".

3. BROAD COMMUNITY OBJECTIVES

The broad community objectives of this plan are:

- 1) To retain the tranquil rural island character of Thetis Island.
- 2) To enhance the sense of community.
- 3) To encourage stewardship of the environment.

SECTION II LAND USE AND DEVELOPMENT OBJECTIVES AND POLICIES

This section contains statements of broad objectives and policies respecting existing and proposed land uses. Schedule B, an accompanying land use map, contains the generalized land use designation categories and the locations of the major roads. The underlying text provides the general criteria basis for land use and development. The ensuing land use category-specific texts provide background, general objectives, and policies. Schedule C provides additional location information on natural and heritage resources.

Land Use and Development Criteria

The General policies and land use categories for the Thetis Island Planning area were determined on the basis of the following criteria. These same criteria shall be considered paramount in the review and revision of the land use regulatory bylaws of any part or parcel of the planning area.

- A. The preservation of a tranquil rural environment.
- B. The existing and surrounding land use.
- C. The soil conditions with special regard to:
 - a) stability
 - b) susceptibility to ponding
 - c) drainage
 - d) slope and topography
 - e) fertility and suitability for farming, small holdings, and horticulture.
- D. The availability of adequate potable groundwater.
- E. The ability of the soil to absorb sewage treated by septic tank and field without danger of contaminating groundwater.
- BL 70 F. The protection of reasonable privacy for residents and property owners.
- BL 70 G. The provision of access to beaches and other natural features for residents and visitors.
- BL 70 H. The prevention of pollution of air and water, preservation of the landscape from visual degradation, and protection of people from objectionable noise and odour.

1. RESIDENTIAL LAND USE AND DEVELOPMENT

Background

BL 70 On a land area of 1,036 hectares (2,560 acres), Thetis Island has a total of 355 existing lots - of which 335 have a residential land use designation. The remaining 20 lots have land use designations other than residential, ie., Agricultural, Institutional, Recreational Commercial, and some of these have associated residential uses. B.C. Assessment Authority information (1993) indicates there are 119 vacant residential lots and 53 seasonal dwellings.

Under existing land use regulations but subject to the constraints of topography, water supply, sewage disposal capability, and land owner intentions relative to future

subdivision, a maximum of 135 additional lots having a residential land use designation might be created; thereby bringing the number of lots with a residential land use designation to a theoretical maximum of 450.

According to the 1991 Census data, the resident population for Thetis Island was 235 people. There were 105 occupied private dwellings and the average number of persons by private household was 2.2. Should the basic provisions of the land use regulations with respect to lot and dwelling densities remain unchanged, and all lots be fully subdivided, built upon, and occupied, a theoretical maximum residential population might be 990 people. If the current ratio of occupied dwellings relative to seasonal dwellings was to remain constant, then a theoretical maximum residential population might be 660 people.

It is not likely that all existing lots will be subdivided to their full potential extent, thereby reducing the ultimate number of lots with a residential land use designation to less than 450. However it is also likely that the ratio of occupied dwellings to seasonal dwellings will gradually increase over time, given the propensity of a seasonal residences to become retirement homes and the continuing attractiveness of the rural island lifestyle to retirees and others desirous of living and working in a tranquil island setting.

Residential Objectives

- 1) To provide for residential development that serves the needs of Thetis Island residents and property owners.
- 2) To maintain tranquillity and privacy for the residents and property owners.
- 3) To retain the rural character and natural landscape of developed residential lands.

Residential Policies

- 1) Single family dwellings only shall be permitted on residential designated lands.
- 2) On lots 0.8 hectares (2 acres) and greater, a guest cottage of limited size may also be permitted.
- 3) The overall number of principal dwelling units shall not exceed an average island density of one self-contained dwelling unit per 2 hectares (5 acres).
- 4) Provisions pertaining to lot site coverage, building or structure setbacks, heights, floor area regulations, screening, and parking requirements shall be included in land use regulatory bylaws and be developed with regard to maintenance of residential privacy, and with regard to retaining rural character and natural landscapes.
- 5) Buildings in keeping with the rural atmosphere, environment and topography are encouraged.
- 6) Land use regulatory bylaws shall contain density provisions for both smaller lot area and larger lot area residential land use designations.
- 7) The numbers of residential land use designated lots shall not be increased beyond 450 lots.

- 8) Consolidations of lots that are undersized relative to existing lot size requirements and consolidations of parcels in areas recognized as sensitive to development will generally be encouraged.
- BL 70 9) For subdivisions under Section 946 of the *Local Government Act* (provisions relating to subdivisions for purposes of providing a residence for a relative) on non-Agricultural Land Reserve Lands, a minimum parent parcel size of not less than 20 hectares (50 acres) shall be required by land use regulation.
- BL 70 10) Where lot averaging is provided by land use regulation, clustering of smaller sized lots may be encouraged to retain large remainder parcels as a means of maintaining rural character, natural landscapes, and safeguarding environmentally sensitive areas and groundwater recharge areas.
- 11) Relaxations of lot densities or dwelling densities shall not be permitted, except in the circumstance where a significant benefit is secured for the Thetis Island Community.
- 12) The Thetis Island Local Trust Committee may accept restrictive covenants, given on a voluntary basis by land owners, to maintain undeveloped specified portions of lots in order to protect specific features or retain natural landscapes.
- 13) The Thetis Island Local Trust Committee may consider requesting the Cowichan Valley Regional District, or another agency having jurisdiction, to implement noise, nuisance, or unsightly premises regulations that are of a non-urban standard and are reflective of rural character and values.
- 14) Measures that reduce the threat of wild fire in forested residential areas are to be supported.

1.1 RURAL RESIDENTIAL (R-1)

This land use category designation shall provide for smaller lot area residential development where residential use predominates.

Rural Residential (R-1) Policies

- 1) Residential use, permanent or seasonal, shall be the primary use, with other uses being compatible with smaller lot neighbourhoods.
- 2) The minimum lot size for subdivision shall not be less than 0.8 hectares (2 acres).
- 3) One single family dwelling unit only per lot shall be permitted and on lots 0.8 hectares (2 acres) and greater in size, a guest cottage of limited gross floor area shall also be permitted as an accessory use.
- 4) Home occupation use shall be permitted, subject to land use regulation.

1.2 RURAL (R-2)

This land use category designation shall provide for larger lot area residential developments where residential uses may be associated with other rural uses that require larger land areas.

Rural (R-2) Policies

- 1) Residential use, permanent or seasonal, may be accompanied by a range of non-residential rural uses and accessory uses.
- 2) A minimum lot size for subdivision shall be 2 hectares (5 acres) and the average lot size for subdivision shall be 4 hectares (10 acres).
- 3) One single family dwelling unit per lot shall be permitted on lots less than 8 hectares (20 acres) in size and on lots 0.8 hectares (2 acres) and greater in size, a guest cottage with a limited gross floor area shall also be permitted as an accessory use.
- 4) On lots 8 hectares (20 acres) or greater in size additional single family dwellings may be permitted, provided that the single family dwelling density of development on the lot does not exceed one single family dwelling per 4 hectares (10 acres) and the lot is not further subdivided. With respect to each single family dwelling, a guest cottage of limited gross floor area shall also be permitted as an accessory use.
- 5) Home occupation uses shall be permitted, subject to land use regulation.

1.3 AFFORDABLE HOUSING, RENTAL HOUSING, SPECIAL NEEDS HOUSING

BL 70

- 1) It is recognized that as Thetis Island further develops a need within the community for a range of housing options may arise. These could include multiple dwelling unit forms of housing designed to accommodate special needs. Development proposals for special needs and/or affordable housing shall be considered when these needs develop to an extent that such projects are acceptable to the community and are consistent with this plan. At that time, consideration is to be given to the use of specific zoning or increased lot and/or dwelling densities in existing zones for special needs housing and for affordable rental housing development, in association with housing agreements as provided for in the *Local Government Act*.
- 2) Residential buildings may be regulated by land use bylaw as a means of allowing affordable and special needs housing.
- 3) Where land use regulations allow for more than one single family dwelling on a parcel, such additional units may be provided for permanent residential use, either as rental accommodation or through other forms of residential tenure.

1.4 HOME OCCUPATIONS

Background

Home occupations are small scale business enterprises that provide a service or produce a product and are conducted by residents from within a dwelling unit or secondary building. As land uses, they should be clearly secondary or subordinate to the residential use.

Home Occupation Objectives

- 1) To allow Thetis Island residents home occupation opportunities that are compatible with residential use.
- BL 70 2) To prevent adverse effects of home occupational activities upon the residential nature of both the premises on which they are conducted and on the surrounding lands.

Home Occupation Policies

- 1) Home occupations are to be permitted by land use regulation.
- 2) Home occupations shall only be permitted as a secondary use to a permitted residential use.
- BL 70 3) Home occupations shall be regulated to help prevent any adverse effects they may have on residential use, the peaceful enjoyment of surrounding lands, and on the residential character of the premises on which they are conducted.
- 4) Home occupation land use regulations may address:
 - a) Categories of home occupations and develop regulations pertaining to them or to specific home occupations.
 - b) The extent of buildings and structures used for home occupation.
 - c) Minimum parcel size requirements and minimum set-back requirements.
 - d) Exterior storage of materials and screening requirements.
 - e) Off-street parking requirements.
 - f) Signage.
- 5) Bed and Breakfast use as a home occupation shall be permitted and regulated by land use bylaw.
- BL 70 6) Home occupations are to be conducted in a manner honouring the expectations of the Thetis Island Community at large and those of adjacent property owners in particular that activities engaged in will not materially detracted from the use and enjoyment of others' property by virtue adverse effects relating to sight, sound, odour, and electronic interference.

2. COMMUNITY FACILITIES

- BL 70 Background

Community facilities in a rural context accommodate the provision of a wide range of social, cultural, and essential services that can range from community events to fire protection. The extent and degree of specialization of these facilities is influenced by the community's size, needs, and desires, plus the ease of access both to such services outside the community and for provision within the community from outside sources.

Thetis Island's small population and relative ease of access have been major determinants in the extent of on-island community facilities land use and development and the degree of specialization. On-island facilities currently include the Community Centre, Forbes Hall, which functions as a multi-purpose facility from community events, recreational activities, library services, and other educational and health related activities; two fire halls - with a volunteer fire department also providing first response to emergencies other than fire; Thetis Island School - providing kindergarten and elementary classes in a one room setting; boat launch ramp at the head of Telegraph harbour; and public wharf at Preedy Harbour; and, Saint Margarets cemetery. A postal station is maintained on the Island by Canada Post.

Community Facilities Objectives

- 1) To support community facilities land use, development, and services provision that meets the needs of the Thetis Island Community.
- 2) To ensure community facility development and services provision for Thetis Island is at a scale consistent with the Island's rural character and sustainable by its community.

Community Facilities Policies

- 1) Multiple use of community facilities lands and developments is to be supported wherever practical.
- 2) Community ownership, maintenance, or operation of community facilities are to be supported.
- 3) Locations for future community facilities land use and developments should be considered with a view to concentrating compatible developments. As the community centre and school are currently in close proximity, consideration should be given to locating possible future facilities at the same location.
- 4) Community facility land use and development shall be regulated by land use bylaw and regulatory provisions shall address matters such as minimum parcel size, lot coverage, set backs, building heights, parking, screening, and signage and be developed in recognition of the requirements of the community.
- 5) Retention of a postal station and a school operated by School District No. 79 on Thetis Island is to be supported..

BL 70

3. LANDSCAPE, OUTDOOR RECREATION, AND PARKS

Landscape settings or vistas, outdoor recreation opportunities, and the presence of parks are subject to many influences in a rural island context, ranging from biophysical characteristics; type and pattern of land ownership, development and use; to the needs and desires of residents and property owners who comprise the community.

3.1 LANDSCAPE

Background

Landscapes provide much of sensory basis for Thetis Island's inherent appeal and contribute to the rural character. Natural settings of shoreline and forested areas predominant and form the backdrop for the limited open spaces and existing developed areas. The manner in which land use activities and development are conducted can contribute significantly to retention of a tranquil rural island character.

As ownership of land on Thetis excepting the foreshore is nearly all private, the individual and cumulative actions of landowners have and will continue to be the major influence of the Island's overall landscape.

Landscape Objectives

- 1) To maintain awareness and recognition of the importance of landscape to Thetis Island's tranquil rural character.

Landscape Policies

- 1) Measures which assist in maintaining tranquil rural landscapes will be supported. Such measures may include encouragement of private land stewardship, acceptance of restrictive covenants, incentives to retain large parcels, and land acquisition through dedication or conveyance to conservation organizations.
- 2) Identification, establishment, and maintenance of viewing areas or viewpoints, should be undertaken in cooperation with the Ministry of Transportation and willing landowners.

3.2 OUTDOOR RECREATION

BL 70

Background

There are no public lands on Thetis Island for outdoor recreation, other than the school yard and the Crown land foreshore and adjacent waters which, except for public accesses or road ends, are bordered entirely by private lands.

Thetis Island supports a number of institutional camps/centres that accommodate several thousand people annually. In addition, there are two commercial marinas which accommodate large numbers of visiting boats each year, bringing another high number of people to the Island. There is no doubt that Thetis, with a fraction of the area of some other Gulf Islands, is providing ready access to a large portion of the vacationing public. Thetis Island residents, who are greatly outnumbered by visitors during the summer season, for these reasons and the added strain on services and natural resources, do not consider development of public outdoor recreation areas serving visitors to be necessary.

Outdoor Recreation Objectives

- 1) To ensure that outdoor recreation land use is in keeping with the tranquil rural character of Thetis Island.
- 2) To ensure public access to the foreshore and adjacent water areas.
- 3) To ensure any future public land and outdoor recreation facilities are primarily for the residents and property owners of Thetis Island.

BL 70

Outdoor Recreation Policies

- 1) Public access to the foreshore via existing usable and safe water accesses is to be maintained. Additional accesses of this nature shall, where desirable, be required at time of subdivision or considered at times of rezoning of waterfront properties.
- 2) The Ministry of Transportation shall be requested to mark and maintain public accesses to water and to prohibit their use for overnight parking or camping.
- 3) Public access to the Crown land foreshore shall remain unobstructed and the right to pass around shoreline structures, as provided for in Crown land foreshore tenures, shall be observed.
- 4) Provision of pedestrian and bicycle routes along public road rights-of-way shall be considered as an appropriate means of enhancing outdoor recreational access on Thetis Island.
- 5) A recreational airstrip serving Thetis Island residents may be considered when the need arises.

3.3 PARKS

Background

There are no parks of any type on Thetis Island. Provincial Parks are established under the *Parks Act* and under the jurisdiction of B.C. Parks, Regional Parks are established under the *Park (Regional) Act* and for Thetis Island would be under the jurisdiction of the Cowichan Valley Regional District (CVRD). Community Parks would also be under CVRD jurisdiction and administered via a Parks and Recreation Commission. A potential source of land for community parks are parklands which might be dedicated at time of subdivision under the provisions of Section 941 of the *Local Government Act*.

BL 70

Parks Objectives

- 1) To ensure any parks established are primarily for the use and enjoyment of Thetis Island residents and property owners.
- 2) To provide for community input on the development for recreational purposes of parklands dedicated at time of subdivision.

Parks Policies

- 1) Establishment of Provincial or Regional Parks on Thetis Island shall not be supported unless they are for protection of natural features and do not threaten the Island's tranquil rural character.
- 2) Dedication and development of parkland at time of subdivision shall be primarily for the use and enjoyment of Thetis Island residents and property owners.
- 3) Lands dedicated at time of subdivision as parkland shall be maintained by land use regulation as natural feature, landscape, vista, trail corridor, or undeveloped areas, unless rezoned for community recreation purposes.
- 4) Development of neighbourhood or community recreation parks shall be permitted only when authorized by land regulation amendment following a public hearing.
- 5) A community parks plan should be developed for purposes of identifying areas for dedication of parkland at time of subdivision, as provided for under Section 941 of the *Local Government Act*.

BL 73

4. RESOURCE - BASED USE AND DEVELOPMENT

4.1 AGRICULTURE

Background

On Thetis Island, agricultural activity is valued for its contribution to the maintenance of rural island lifestyle, landscape, and food production.

Provincial recognition of the importance of agricultural land and farming is embodied in the *Provincial Agricultural Land Commission Act*. The object of the Provincial Agricultural Land Commission is to "preserve agricultural land; encourage the establishment and maintenance of farms, and the use of land in an agricultural land reserve compatible with agricultural purposes".

Agricultural Objectives

- 1) To protect land for agriculture which, by reason of current or potential use, is suitable for farming.
- 2) To support farming and other agricultural activities that contribute to the retention of rural lifestyle, characteristics, and landscape.
- 3) To support existing agricultural activities and to encourage new operations and agricultural practices that do not compromise the land base for future farm use, create conflicts with other adjacent land uses, or unduly impair Island water resources.

Agricultural Policies

- 1) Lands within the Agricultural Land Reserve shall be designated as Agricultural (A-1). Lands outside the Agricultural Land Reserve used as farmland shall be designated as Agricultural (A-2).
- 2) Subject to the authority of the Provincial Agricultural Land Commission, lands are not to be excluded from the Agricultural Land Reserve unless they were incorrectly included or unless their removal is in the best interest of the Thetis Island community.
- 3) The minimum parcel size for subdivision A-1 Lands shall not be less than 12 hectares (30 acres). Retention of large sized A-1 and A-2 designated parcels is to be encouraged to support the minimum parcel size requirement of this plan when considering an application for subdivision of lands within the Agricultural Land Reserve.
- 4) Agricultural use of A-1 and A-2 Lands is to be supported. One single family residence, and guest cottage per parcel are to be permitted by regulation, with a caretaker residence also being permitted on A-1 lands. Uses of land buildings and structures in support of agricultural activities, including roadside stands or comparable on-site outlets for the sale of Island grown produce, food, and nursery products are to be permitted on A-1 and A-2 Lands.

The agricultural uses of livestock production, nurseries, or horticulture are to be included in those permitted by regulation on A-1 and A-2 Lands and on Rural (R-2) Lands. Large scale intensive agriculture uses such as cattle feed lots, piggeries, and poultry batteries are not encouraged on Agricultural Reserve Lands without consideration of factors outlined in policies number 5 and 7 of this section, and are to be prohibited by regulation on other lands.

- 5) Agricultural operations are encouraged to :
 - a) collect, store, and use rainwater for irrigation
 - b) ensure that surface and groundwater supplies are not contaminated by agricultural activities
 - c) minimize the use of pesticides
 - d) utilize techniques that maintain soil quality, reduce pollution, and minimize erosion.
- 6) Subject to the authority of the Provincial Agricultural Land Commission, soil or gravel removal from A-1 lands is not to be permitted if it would impair the use of the land for agricultural purposes.
- 7) The keeping of farm animals and the storage and handling of manure and associated waste shall be regulated in accordance with the *Agricultural Waste Control Regulation, Waste Management Act and Health Act*.

4.2 MARICULTURE

Background

Mariculture, the marine based form of aquaculture, has had long established shellfish tenures (bottom culture of oysters and clams) over certain portions of Thetis Island foreshore. Land based aquaculture has not taken place and seems unlikely due to inherent fresh water supply limitations. Marine-based fin fish culture also seems unlikely due to potential use conflicts and environmental factors. The Coastal Resource Interest Study (CRIS, 1987) of B.C. Lands, Ministry of Water, Land and Air Protection, designated a majority of Thetis Island adjacent waters as "No Opportunity" or "Limited" opportunity for fin fish aquaculture. The only area designated as "Conditional" (when normal tenure applications conditions would apply) was already tenured for shellfish culture.

Recently, changing shellfish culture technology has allowed tenure holders to employ equipment or structures in bottom culture and to also consider off-bottom culture. However, the associated equipment, structures and floats can bring conflicts with adjacent upland residential use due to visual disturbance; with recreational use due to restricted access to the foreshore or water column; and may result in environmental alteration of the tenure site.

There are currently five shellfish tenures on Thetis Island, three being located in Cufra Inlet and one each at the northerly and southerly extremities of Preedy Harbour.

Mariculture Objectives

- 1) To ensure mariculture activities are compatible with adjacent land and recreational uses and do not result in site alteration to the detriment of the immediate environment.
- 2) To ensure continuing public access to natural or wild marine resources that are adjacent to the island.

Mariculture Policies

- 1) Existing mariculture bottom culture operations are recognized and shall be provided for by land use regulation.
- 2) Mariculture proposals shall be discouraged in locations where there would be conflicts with recreational uses or with adjacent upland or marine uses.
- 3) New mariculture proposals, including shellfish bottom culture and fish farms, are not encouraged and shall be subject to the public process of rezoning.
- 4) Governments with jurisdictional responsibilities for or related to mariculture - the federal Department of Fisheries and Oceans and the provincial Ministries of Agriculture, Fisheries and Food; and Environment, Lands and Parks, B.C. Lands are requested to cooperate to ensure that:
 - a) there be continuing public access to natural or wild marine resources adjacent to the island for recreational purposes.

- b) harvesting of these resources, both commercial and recreational, is to be monitored and regulated to ensure sustainable stocks and preservation of foreshore quality.
- 5) Establishment and enhancement of public recreational shellfish reserves shall be supported.

4.3 FORESTRY

Background

Forested areas are a dominant visual element of Thetis Island's landscape. These contribute to the retention of precipitation for sustenance of groundwater supplies and provide habitat for wildlife and lesser vegetation. All forested areas on the Island are privately owned and, over the years, have been subject to a variable amount of logging.

Currently there are no parcels with B.C. Assessment Authority Forestry Classifications for taxation purposes and there are no registered woodlots or other forms of tenure authorized by the Ministry of Forests.

Forestry Objectives.

- 1) To protect or maintain adequate forested areas on Thetis Island, to retain the Island's characteristic forested landscape, to sustain the Island's groundwater supplies, to retain habitat for wildlife, lesser vegetation, and individual trees or stands significant to the Thetis Island Community and the Islands Trust Area.

Forestry Policies

- 1) Voluntary stewardship is encourage to ensure protection and maintenance of adequate forested areas for the retention of the Island's characteristic forested landscape, sustenance of groundwater supplies, and retention of habitat for wildlife, lesser vegetation, significant individual trees or stands, and any unfragmented forest ecosystems.
- 2) Landowners managing forested areas for production of timber and related forest products are encouraged to:
 - a) employ practices and equipment for harvesting that minimize disturbance to soils and lesser vegetation, and restrict logging on steep slopes and areas sensitive to disturbance.
 - b) minimize fire hazard resulting from logging activities and undertake planting or regeneration of harvested areas to ensure restocking with more than one indigenous tree species.
 - c) utilize selective forms of timber harvesting techniques. Where clear cutting is employed, buffer strips of variable widths according site specific conditions should be left and the size of opening be minimized.
 - d) protect and preserve individual trees or stands considered significant by virtue of habitat - such as heron nest sites, eagle nesting or perch trees, and large old growth specimens.

- e) minimize impacts on the Island's road and ferry system when transporting logs.
- f) avail themselves of assistance or incentive programs offered by government agencies responsible for forestry matters.
- g) manage their holdings so that timber and related wood products production is sustainable.

4.4 SAND, GRAVEL, MINERAL, AND ENERGY RESOURCES

Background

Jurisdictional responsibility for mineral and energy resources rests with the Ministry of Energy and Mines. There are no current mineral, placer, petroleum, or natural gas tenures on Thetis Island and there are no reports of such resources occurrences.

The Ministry is also responsible for the permitting of sand and gravel operations for safety, environmental, and reclamation purposes. Most sand and gravel is brought to the island as suitable on-island sources are limited.

Mineral and Energy Resources Objectives

- 1) To minimize disturbance to the Island and its environs due to exploration or extraction of mineral, petroleum, or natural gas resources.
- 2) To encourage conservation of energy and the use of renewable energy resources.

Mineral and Energy Resource Policies

- 1) The moratorium on oil and gas exploration in the Trust Area is supported.
- 2) The provision in the Islands Trust Council Policy Statement that there should be no extraction of peat, mineral or petroleum resources is supported.
- 3) The Ministry of Energy and Mines is requested to refer all development proposals for mineral or energy activities to the Islands Trust and to ensure disturbances are minimized and reclamation is completed to provincial standards.
- 4) Measures that encourage energy conservation and the use of renewable energy resources are to be supported.

Sand and Gravel Objectives

- 1) To minimize disturbance to the Island and its environs due to extraction of sand or gravel resources.

Sand and Gravel Policies

- 1) Environmentally sensitive operational procedures for sand or gravel extraction are encouraged and extraction of sand gravel and rock for material purposes from the foreshore or seabed is discouraged.

- 2) The Ministry of Energy and Mines is requested to refer all development proposals for sand and gravel activities to the Islands Trust and to ensure disturbances are minimized and reclamation is completed to provincial standards.

5. COMMERCIAL ACTIVITY

5.1 COMMERCIAL RETAIL AND SERVICE

Background

Commercial retail or service businesses on Thetis Island are limited. This is due primarily to the combined influences of a small population, a ferry service with a relatively short duration trip and frequent sailings, available in the adjacent commercial centre of Chemainus and in the nearby centres of Duncan, Ladysmith, and Nanaimo.

Commercial Retail and Service Objectives

- 1) To ensure any on-island commercial retail and service development is compatible with its immediate surroundings and in keeping with the Island's rural character and lifestyle.

Commercial Retail and Service Policies

- 1) Commercial retail and service development is to be encouraged in response to rather than in anticipation of the needs and desires of the Thetis Island Community.
- 2) All commercial retail and service land use development proposals shall be subject to rezoning.
- 3) The principal land use shall be small scale commercial retail and service business, with any residential usage being permitted only on an accessory basis and being limited to one dwelling unit per parcel for purposes of accommodating an owner, operator or an employee.
- 4) The minimum parcel size, the extent of commercial development, and the provision of facilities such as parking, screening, and signage shall be regulated by bylaw.
- 5) Concentrated locations of compatible future businesses shall be encouraged and strip development discouraged.

5.2 COMMERCIAL VISITOR ACCOMMODATION

Background

Thetis Island, like other Gulf Islands, has an inherent appeal to visitors. However the large numbers of visitors can create concerns for a small community because of additional demands placed upon services like water supplies, sewage, and the ferry

system, plus the general impact on residential tranquillity. Visitors who do come need to be accommodated in a manner that is enjoyable for them, yet is respectful of the Islands environmental or services limitations and of the Thetis Island Community's values.

Thetis Island, despite its small area, accommodates large numbers of visitors by virtue of its specialized forms of visitor accommodation - the two commercial marinas in Telegraph Harbour, and the Institutional uses consisting of the two church camps and the bible school. General commercial visitor accommodation comprises a commercial resort in the vicinity of Crescent Point and several bed and breakfast operations.

Commercial Visitor Accommodation Objectives

- 1) Where commercial visitor accommodations are required, they will be in manner and to a degree that minimizes their adverse effects on the tranquil rural nature of the Island.

Commercial Visitor Accommodation Policies

- 1) New commercial visitor accommodation development proposals should be of low density, small scale and sensitive to water conservation.
- 2) Excepting bed and breakfast operations conducted as home occupations, future commercial visitor accommodation development shall be subject to rezoning.
- 3) Hotels, large scale motels, commercial campgrounds, and recreational vehicle or trailer parks shall be discouraged.
- 4) Small scale guesthouses, inns, lodges, are considered to be appropriate future forms of commercial visitor accommodation.
- 5) Additional marinas or expansion of the existing marinas' water lease areas shall be discouraged.

6. INSTITUTIONAL CAMPS AND CENTRES

The institutional camps and centres provide private educational, cultural, recreational, and religious camps or centre facilities and are a major land use on the Island, with impacts on water, sewage, traffic, and ferry usage.

Institutional Camp and Centres Objectives

- 1) To ensure that the institutional camps or centres are operated in a manner and to an extent that minimizes adverse effects on the tranquil rural nature of the Island, on groundwater resources, on road traffic, and on ferry usage.

Institutional Camps or Centres Policies

- 1) Institutional camps or centres shall be located on large areas of land so provision can be made for participant activities to be primarily on-site.
- 2) Land use regulations for institutional camp and centre uses shall address minimum parcel size, extent of facilities development, building and structure setbacks, participant accommodation capacity, staff accommodation capacity,

height, parking, screening and signage. These shall be designed with regard to minimizing the effects of institutional activities on adjacent land uses, maintenance of residential tranquillity, and protection of natural and water resources.

- 3) The existing institutional camps and centre shall be recognized, afforded appropriate zoning designations and encouraged to maintain their respective large parcels.
- 4) The existing institutional camps and centre are encouraged to maintain the practice of staggering their participant change-over days to minimize peak demands upon the ferry and road systems.
- 5) New institutional camp or centre proposals shall be discouraged.

7. INDUSTRIAL LAND USE AND DEVELOPMENT

Background

Industrial activity includes land use and development for processing, fabrication, assembly, storage, and wholesale distribution of materials and products. Such activity has not been a significant factor for Thetis Island, and no land is so zoned at present.

Industrial Objectives

- 1) To discourage industrial activities that detract from the tranquil rural island lifestyle or degrade the environment.

Industrial Policies

- 1) Proposals for industrial land use and development shall be subject to land use regulation and all such proposals shall be subject to rezoning.
- 2) Industrial land use regulations shall include measures for lot site coverage, building or structure setbacks, height, floor area regulations, screening, and parking and be developed with regard to minimizing the effects of industrial activities on adjacent land uses, maintenance of residential tranquillity, retention of rural character, and the protection of natural resources.
- 3) When considering changes in land use regulations to allow industrial activities, consideration shall be given but not limited to the following:
 - a) adequacy of fire protection
 - b) adequacy of waste disposal measures
 - c) noise levels and hours of operation for high noise level equipment or activities
 - d) emission levels of toxic or irritant materials
 - e) impact on surface water flow patterns and groundwater supplies
 - f) impacts on the road system and ferry service
 - g) retention of the rural character

- 4) Industrial land use and development shall not be permitted in areas suitable for agricultural use, environmentally sensitive areas, groundwater recharge areas, hazardous areas, or small lot residential areas.

8. PUBLIC UTILITIES

Background

Electricity, telephone, radio, television, water, sewers, solid waste disposal, and natural gas are examples of services that can be provided by public utility organizations that may be owned and operated by the Province, the Cowichan Valley Regional District, an Improvement District, or by a corporation under agreement with an Improvement District, Regional District, or the Province under Provincial or Federal Statute.

Thetis Island is provided with electricity services by B.C. Hydro - a Crown Corporation; with telephone by Telus - a private corporation, and household garbage disposal by the Thetis Island Ratepayers Association.

Public Utilities Objectives

- 1) To ensure public utility land use and development is only for the servicing of Thetis Island residents and property owners and those of nearby adjacent islands.
- 2) To support cooperation with public utility organizations engaged in providing services on Thetis Island and with their regulatory authorities.

Public Utilities Policies

- 1) Public utility land use and development proposals whose primary purposes are not for provision of services to Thetis Island or nearby adjacent islands shall be opposed if they have significant potential adverse impacts.
- 2) Locations for public utility service sites shall be considered on a site specific basis, upon application.
- 3) Public utilities involving overhead or underground transmission wires, cables, or piping, are encouraged to utilize common access corridor routings wherever practical.
- 4) Public utilities or their agents engage in vegetation management along transmission routes or corridors are to be encouraged to minimize the degree of visual disruption and to control the invasion of non-native species.
- 5) Efforts to establish and maintain a recycling program for reduction of waste disposal volumes are to be supported.
- 6) Disposal of off-island waste on Thetis Island is to be prohibited by land use regulation.

SECTION III SERVICES OBJECTIVES AND POLICIES

1. TRANSPORTATION

1.1 LAND TRANSPORTATION SERVICES

Background

The Ministry of Transportation is responsible for the establishment and maintenance of public roads on Thetis Island and all other areas within the Islands Trust. The Trust established an agreement with this Ministry regarding road standards on the Islands and procedures for designation of scenic and/or heritage roads and for cycle route plans. The road standards established are of reduced size from those used elsewhere in the province in order that the rural character of the Islands is maintained.

Land Transportation Objectives

- 1) To continue to develop and maintain a road system in keeping with the tranquil rural character of Thetis Island.
- 2) To ensure roads are safe and that their location and design do not encourage excessive vehicular speed.
- 3) To maintain natural vegetation on undeveloped portions of road rights-of-way.
- 4) To ensure public road accesses to the sea that are usable and safe.
- 5) To encourage, where appropriate, the use of paths or trails as an alternative to developed roads.

Land Transportation Policies

- 1) New roads and improvements to existing roads should, where possible, conform to the natural contours of the land. Topographic considerations should be a guiding factor in road design.
- 2) Traffic safety is to be encouraged by limiting speed, by the use of pull-offs for slow moving vehicles, and by the use of cautionary signage, particularly in areas with limited visibility or congestion; rather than by increasing road widths or by straightening alignments.
- 3) Retention of natural vegetation on road rights-of-way is to be encouraged, subject to safety and operational maintenance constraints.
- 4) At the time of subdivision involving waterfront properties where dedication of public accesses to water is a consideration, such legal accesses should not be located in areas where topography renders them unusable. Consolidation of public accesses to water may be considered, if appropriate to site specific circumstances. The use of paths along portions of public accesses to water should be considered.

- 5) The establishment of paths or trails within road rights-of-way leading to the institutional camps and centre and to the marinas is to be encouraged in order to facilitate pedestrian and cyclist traffic and enhance road safety.

1.2 WATER TRANSPORTATION SERVICES

BL 70

Primary water transportation services to Thetis Island are provided by the B.C. Ferry Corporation which uses a car ferry to maintain scheduled daily sailings on a triangular route between Chemainus and Thetis and Kuper Islands.

Private boat access to Thetis Island is primarily via the two commercial marinas in Telegraph Harbour. A Federal Government Wharf with an emergency boat berth is located in Preedy Harbour, adjacent to the B.C. Ferry Corporation terminal. A boat launching ramp is located at the head of Telegraph Harbour. Bulk materials such as sand, gravel, or petroleum fuels are transported to the Island via truck on the ferry system..

Water Transportation Objectives

- 1) To maintain a level of ferry service adequate for the Thetis Island Community.
- 2) To maintain the Federal Government Wharf and other water transportation accesses to Thetis Island as a back-up and alternate to the ferry service.
- 3) To maintain suitably located marine emergency services.

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Water Transportation Policies

- 1) The B.C. Ferry Corporation shall be requested to:
 - a) provide an adequate level of ferry service, for which expansion follows rather than anticipates demand.
 - b) consult with the Thetis Island Community on all aspects of changes to their ferry service.
 - c) ensure, in cooperation with the Ministry of Transportation, provision of adequate parking and safe pick-up and drop-off of passengers at the Preedy Harbour Ferry Terminal.
 - d) ensure, in cooperation with the B. C. Ambulance Service, that emergency ferry sailings are available when required.
- 2) The Federal government shall be requested to:
 - a) continue maintenance of its wharf facility at Preedy Harbour.
 - b) to administer and enforce regulations pertaining to marine navigation and vessel or aircraft movements with regard to water transport safety.
- 3) The B.C. Ambulance Service is requested to provide marine emergency evacuation services.

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1.3 AIR TRANSPORTATION SERVICES

Background

Air transportation to Thetis Island is provided by commercial floatplane services which fly into the two marinas at Telegraph Harbour on a regular basis and by charter air services on as required basis. An area used for helicopter emergency evacuations is located on private institutional property adjacent to the Preedy Harbour Ferry Terminal.

Air Transportation Objectives

- 1) To minimize the level of noise to the Thetis Island Community from air transportation activities.
- 2) To maintain availability of an emergency evacuation helipad area.

Air Transportation Policies

- 1) Maintenance of suitably located emergency helicopter evacuation facilities is to be supported.

2. WATER SUPPLY SERVICES

Background

Freshwater on Thetis Island is obtained almost exclusively from ground water sources by means of drilled or dug wells. There are no community water systems operated by improvement districts. The small and limited surface water sources are drawn upon by five water licences, whose purposes are for domestic and/or agricultural water supplies.

The Ministry of Water, Land and Air Protection, Water Management Branch, have not conducted studies on the freshwater resources of the Island and do not maintain or monitor any on-island test wells.

Water Supply Services Objectives

- 1) To ensure adequate quantities of safe water are available for domestic use.
- 2) To ensure adequate quantities of water are available for fire suppression and other non-domestic purposes.
- 3) To conserve fresh water supplies.
- 4) To encourage self-sufficiency for supply of fresh water on Thetis Island.

Water Supply Services Policies

- 1) The Ministry of Water, Land and Air Protection shall be requested to:
 - a) monitor the quantity of water supplied from wells/water systems on Thetis Island by establishing a program of observation test wells.

- b) monitor surface wells and the issuance of water licences on a watershed basis; and monitoring the drilling of wells for groundwater management.
 - c) establish limits, when enabled by legislation, on the number of wells authorized relative to known water supply volumes.
 - d) not issue water licences where the impact of use under the proposed licence would be detrimental to existing or instream uses.
 - e) Undertake a groundwater study for Thetis Island.
- 2) Sources of safe water shall be protected from contamination by means of land use regulations to the standards of the Vancouver Island Health Authority and the Ministry of Water, Land and Air Protection.
- BL 76
- 3) The establishment and use of cisterns and ponds for supplementary water supply and for fire suppression, irrigation, agricultural, and other non-domestic use is supported.
- BL 71
- 4) Rainwater catchment, storage, and use is to be encouraged as a source of water for outside uses and may also be considered as an supplementary source of domestic water supply where it is collected, stored, and treated in a manner conforming to standards meeting the requirements of the Medical Health Officer, Vancouver Island Health Authority.

3. WASTE DISPOSAL

3.1 SEWAGE DISPOSAL

Background

Disposal of domestic sewage on Thetis Island is by septic tank/disposal field. There are no sewage collection or treatment systems and no known sewage outlets to the sea.

Sewage Disposal Objectives

- 1) To ensure disposal of domestic sewage does not cause health hazards by contamination of ground, surface, marine waters, and the consumable marine resources within those waters.
- 2) To encourage the conservation of water in disposal of sewage.

Sewage Disposal Policies

- 1) Information programs regarding effective installation and maintenance of septic tank/sewage disposal field systems shall be supported, including the use of effective alternate human waste disposal methods.
- 2) The Vancouver Island Health Authority, Medical Health Officer, may be requested to:
 - a) Provide remedial recommendations for any locations with suspected sewage contamination problems and for any areas where there may be

anticipated cumulative effects from existing or proposed septic disposal systems that would create a health hazard.

- 3) The Ministry of Water, Land and Air Protection is requested to:
- a) Maintain the monitoring of effluent discharge into the sea from sources adjacent to Thetis Island.
 - b) Assess the suitability of any future disposal site on Thetis Island used for effluent from pump out of septic tanks.
- 4) The Federal and Provincial government agencies with jurisdiction regarding discharge of sewage originating from vessels are requested to make the use of sewage holding tanks by vessels using waters adjacent to Thetis Island mandatory.

BL 70

3.2 SOLID WASTE DISPOSAL

Background

Solid waste disposal arrangements for Thetis Island are under the auspices of the Thetis Island Ratepayers Association who contract with a private waste disposal firm to maintain removable collection bins at a centralized collection point and to haul the deposited waste off the island to landfills operated by the Cowichan Valley Regional District.

Solid Waste Disposal Objectives

- 1) To ensure and maintain adequate disposal of solid wastes.

Solid Waste Disposal Policies

- 1) The current off-island solid waste disposal service arrangements are to be supported and continued until no longer feasible. An on-island solid waste disposal site shall be established only at that time, and shall not be for purposes of disposing waste generated off-island.
- 2) Recycling of solid waste is to be supported.
- 3) Composting of organic household refuse and garden refuse is encouraged.

4. PROTECTIVE AND EMERGENCY RESPONSE

Background

Protective and emergency response involves services for the most frequent occurrences - calls from households involving medical first response and fires, through police calls and incidents, to the least likely but potentially more devastating occurrence - Island area or wide emergencies.

Protective and Emergency Response Objectives

BL 72

- 1) To support the provision of effective protective and emergency response services.

4.1 Fire Protection

Background

The possibility of fires is an important concern to Thetis Island residents and property owners. The combination of predominately forested areas, summer dry spells, limited water supplies, and large numbers of urban visitors create the potential for wildfires as well as fires associated with buildings, structures, vehicles, and related human activities.

Primary fire response and suppression is provided by the Thetis Island Volunteer Fire Department, incorporated as an Improvement District. The Ministry of Forests provides suppression services for wildfires beyond the capacity of the Fire Department.

Fire Protection Objectives

- 1) To ensure adequate fire protection services for Thetis Island.
- 2) To encourage fire safety.

Fire Protection Policies

- 1) The Thetis Island Volunteer Fire Department is supported as the primary response and fire suppression agency and its premises are assigned appropriate land use designations in Schedule "B" of this Plan.
- 2) The Ministry of Forests is supported in its suppression of major wildfires.
- 3) The Ministry of Forests, Protection Branch and South Island Forest District, and the Ministry of Municipal Affairs, Fire Commissioner's Office, are supported in their development and maintenance of the "Fire Safe Community" program for Rural Areas. The Thetis Island Volunteer Fire Department is supported in its efforts to implement elements of the Fire Safe Community Program, "Be Aware and Prepare" manual applicable to Thetis Island.
- 4) Measures to increase awareness of fire danger and fire safety amongst residents, property owners, and visitors are encouraged. These may include but are not limited to:
 - a) Minimizing wildfire hazards by: Using exterior building materials with lower combustibility characteristics; and, Adjacent to or atop buildings, removing exterior stored combustible materials, overhanging branches, and accumulated needles, leaves, and dead grasses.
 - b) Maintaining a source of water for fire suppression and having outdoor fire fighting tools, eg., bucket, hand pump tank, water hose and ladder to reach roof, shovel, and axe readily accessible.
 - c) Constructing and maintaining driveways so they are always accessible to fire department vehicles.
 - d) Advising Island visitors of fire concerns during periods of high or extreme fire danger ratings.

4.2 Emergency Response

Background

First responder medical responses are undertaken by members of the Thetis Island Volunteer Fire Department. Policing is provided by the RCMP, Ladysmith Detachment and the RCMP Nanaimo Communications Centre acts as the initial reception point for 9-1-1 calls. When a disaster situation is declared, registration and facilitation of sheltering and special needs is provided by the Island's Emergency Support Services Centre (ESS), located at the Community Centre; in addition, Island neighbourhoods are supported with initial search and rescue by Local Emergency Response Neighbourhood (LERN) volunteer teams for each of the six defined Island neighbourhood areas.

Overall emergency response planning and services are linked with the Provincial Emergency Program through the Cowichan Valley Regional District Emergency Department, with direct oversight coming via the Zone 3 (Ladysmith) Regional Coordinator. The Island's Emergency response team is made up of the Fire department, ESS, and LERN, who work with the CVRD and Zone # coordinator in developing emergency response plans. The degree of interagency communication and coordinated planning is increases as the scale or area of the emergency widens and the frequency of occurrence lessens.

Emergency Response Objectives

- 1) To ensure availability of appropriate emergency response services for Thetis Island.
- 2) To encourage awareness of emergency response services for Thetis Island.

Emergency Response Policies

- 1) The Thetis Island Volunteer Fire Department is supported in its First Responder role for medical emergencies.
- 2) The Island's Emergency Support Services Centre is supported in it's registration, sheltering, and special needs services role during declared disasters.
- 3) The Island's LERN teams are supported in their role to provide neighbourhood incident command and facilitation of localized emergency response during declared disasters.
- 4) The Island's Emergency Response Team is to be supported in its efforts to develop and implement emergency response plans.
- 5) Measures to increase awareness of emergency response services amongst residents, property owners, and visitors are encouraged.
- 6) Interagency communication and coordinated planning for Island emergency response services is supported.

SECTION IV NATURAL AND HERITAGE RESOURCES OBJECTIVES AND POLICIES

1. NATURAL RESOURCES

BL 70

Background

The natural environment of Thetis Island is diverse and undisturbed, relative to neighboring geographical areas. These natural qualities are fundamental to the character of the island and are major aspects of its appeal to residents and visitors alike. Natural diversity is found in the island's landforms, forests, fields, wetlands, and meadows, and in its animal life, shoreline, and marine habitats.

The people of Thetis Island have a vital role in the stewardship of these natural resources and ask all individuals, institutions, and relevant government agencies to cooperate and take actions necessary to ensure the sustainability of the natural environment of the Island.

It is important to recognize that as nearly all land on the Island is privately owned and as natural resource management is primarily on area of senior government jurisdiction, the implementation by the Thetis Island Local Trust Committee of many of the following objectives and policies may be dependent upon the cooperation and assistance of individual landowners and relevant senior government agencies.

Natural Resource Objectives

- 1) To encourage the protection, conservation, and stewardship of natural resources.
- 2) To identify and protect environmentally sensitive areas or features.
- 3) To identify, protect, and conserve groundwater resources to maintain a sustainable supply of fresh water.
- 4) To protect and conserve surface water resources to help maintain a sustainable supplies.
- 5) To protect marine life and foreshore habitat.
- 6) To protect the natural diversity of flora and fauna.

Natural Resource Policies

General Policy

The cooperation and assistance of Thetis Island Residents, property owners, visitors, and relevant government agencies, is sought to ensure utilization and resource management practices which preserve and protect the Island's natural resources.

1.1 ENVIRONMENTALLY SENSITIVE AREAS

- 1) Residents and property owners are encouraged to assume stewardship of environmentally sensitive features and areas. The voluntary use of conservation covenants for such purposes is supported.
- 2) Areas considered to be environmentally sensitive are shown generally on Schedule C. The cooperation of relevant senior government agencies is encouraged to further identify and protect environmentally sensitive features and areas.
- 3) Natural features and areas identified as environmentally sensitive to development may be protected by land use regulation and may be regulated by Development Permit.
- 4) Development detrimental to environmentally sensitive features and areas is not to be allowed.

BL 70

1.2 GROUNDWATER RESOURCES

- 1) Upland areas important for ground water recharge, such as Burchell Hill and Moore Hill, are to be protected from disturbance that would lessen their value for groundwater recharge purposes. Protective measures may include:
 - a) encouragement of stewardship to retain adequate natural vegetation cover
 - b) establishment of lower densities for subdivision of land and dwelling use
 - c) establish a system to collect, maintain, and analyse data on groundwater supply and use.
- 2) The Ministry of Water, Land and Air Protection, water Management Branch, shall be requested to:
 - a) identify and assess elevated water catchment areas and recharge areas
 - b) identify and assess major aquifers
 - c) establish a system to collect, maintain, and analyse data on groundwater supply and use.

1.3 SURFACE WATER RESOURCES

- 1) Streams, ponds, and catchment areas are to be protected from disturbance or contamination that would diminish their value for water supplies.
- 2) The use of water storage ponds is encouraged to augment surface water resources, provided there are no adverse impacts on downstream users.

1.4 WATER CONSERVATION

Conservation of freshwater supplies shall be encouraged wherever appropriate and supportive measures may include but are not necessarily limited to:

BL 71

- a) Information programs to increase user awareness of water conservation practices, including ways of informing visitors.
- b) Installation of water saving plumbing fixtures and appliances.
- c) Use of drought tolerant plant materials, particularly native plants, for landscaping purposes.
- d) Collection, storage, and use of rainwater as an alternative to groundwater for watering of lawns and gardens and for domestic use where the collected rainwater supply is kept and treated in a manner conforming to standards meeting the requirements of the Medical Health Officer, Vancouver Island Health Authority.
- e) Discouragement of the use of groundwater for the watering of lawns.

1.5 MARINE AND COASTAL RESOURCES

- 1) Foreshore and adjacent coastal water area land use regulations shall place emphasis on retaining natural characteristics.
- 2) Land and Water BC Inc. shall be encouraged to continue the practice of respecting land use regulations of local government when authorizing uses of the foreshore and adjacent marine waters.
- 3) Public access and the right to recreational use of the foreshore shall be supported and protected, and such access and use should respect the interests of adjacent residents and tenure holders.
- 4) The integrity of foreshore features, shoreline features, and intertidal processes may be maintained by:
 - a) Discouraging uses that disrupt natural features and processes and encouraging owners of shoreline properties to retain, wherever possible, natural vegetation and natural features on areas sloping towards the foreshore.
 - b) Supporting the prohibition of filling, deposit, excavation, or removal of foreshore and seabed materials, excepting maintenance of navigational channels and existing wharfage areas.
 - c) Land use regulations should provide for upland waterfront developments to be setback sufficiently to allow for natural erosion and accretion processes, without endangering structures.
 - d) Where land use regulations provide for private docks, the use of communal docks is to be encouraged where feasible and breakwaters are to be prohibited.
- 5) A marine conservation zone may be established, with adjacent upland owner consent, over foreshore and adjacent water areas in order to afford protection to specific foreshore and marine features.
- 6) Telegraph Harbour, a natural protected harbour is acknowledged as one of Thetis Island's prominent marine and coastal resources. A balance is to be

retained in Telegraph Harbour between public boat moorage, commercial marina facilities, air transportation services, navigational channels, and recreation, such that the Harbour's overall value to the Community is maintained.

1.6 WILDLIFE AND VEGETATION RESOURCES

- 1) Residents and property owners are encouraged to retain areas of land and water in their natural state to ensure sufficient natural habitat is retained for maintenance of wildlife and bird populations or retention of rare or significant vegetation.
- 2) The Ministry of Water, Land and Air Protection is encouraged to assist interested landowners and the Thetis Island Local Trust Committee in furthering detailed identification and location of rare or endangered fauna and flora on the Island and to offer assistance in their protection.

2. AIR RESOURCES

Air Resources Objectives

- 1) To maintain a high standard of air quality for Thetis Island and its immediate surroundings.

Air Resources Policies

- 1) The Ministry of Water, Land and Air Protection shall be requested to monitor and enforce regulations pertaining to air pollution.
- 2) On-Island sources of air pollution shall be minimized through:
 - a) encouraging owners and residents to maintain wood burning stoves in good working order and to use well-seasoned fire wood to reduce smoke emissions
 - b) encouraging the use of composting for vegetation wastes
 - c) discouraging burning of garbage and other wastes
 - d) prohibiting industry which emits noxious gases or wastes into the air.

3. HAZARD AREAS

Background

Hazard lands are lands that can be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls or subsidence that may endanger development.

Hazard Areas Objectives

- 1) To protect development from hazardous conditions.

Hazard Areas Policies

- 1) In order to maintain slope stability along the escarpments, retention of vegetation and tree cover shall be maintained.
- 2) The Ministry of Water, Land and Air Protection will be requested for assistance in the identification and assessment of areas that may be hazardous to development.
- 3) Areas identified as hazardous to development should be considered as potential development permit designation areas.
- 4) To protect against loss of life and to minimize property damage associated with flooding, the Thetis Island Local Trust Committee encourages agricultural, park, or open space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and mobile homes to be used for habitation, business, or storage of goods damageable by flood waters shall be floodproofed in accordance with land use regulations to standards specified by the Ministry of Water, Land and Air Protection.

4. HERITAGE RESOURCES

Background

Thetis Island heritage resources consist of archaeological evidence of aboriginal use and remaining elements of early european settlement. Some twenty-six archaeological sites have been identified showing evidence of midden deposits and other artifacts mainly along the foreshore areas (noted generally in Schedule C). Archaeological sites as defined in the *Heritage Conservation Act* are officially recognized and afforded protection from disturbance. Where potential for such disturbance arises, the Archaeology Branch, Ministry of Sustainable Resource Management should be contacted.

Several buildings and sites over 100 years old have been identified in an Islands Trust publication on heritage buildings as noteworthy for preservation for their heritage and settlement values (shown generally in Schedule C). Natural heritage resources, such as old growth or unique trees, rare vegetation, geological land forms, and historic access trails or routes to settlement can also be considered important heritage values for conservation and protection.

Heritage Resources Objectives

- 1) To encourage the identification, protection, and conservation of archaeological sites, buildings and sites associated with early settlement, and natural heritage features.
- 2) To increase public awareness of the Island's heritage resources.

Heritage Resources Policies

- 1) The protection of archaeological and heritage sites afforded under the *Heritage Conservation Act* is acknowledged and supported.

- 2) Notification of the Ministry of Sustainable Resource Management, Archaeology Branch, regarding development proposals for areas on which archaeological sites are located is supported.
- 3) The maintenance, repair, or restoration of sites with heritage values may be encouraged through land use regulation providing for special considerations for lands with restored sites or features.
- 4) The use of voluntary conservation covenants to protect heritage resources shall be encouraged.
- 5) An inventory of heritage resources should be undertaken for sites, buildings, and structures associated with early settlement and for natural heritage features.

SECTION V PERMIT DESIGNATIONS OBJECTIVES AND POLICIES

1. TEMPORARY COMMERCIAL AND INDUSTRIAL PERMITS

Background

BL 73

Under Section 921 of the *Local Government Act*, a temporary commercial or industrial use permit may, notwithstanding a zoning bylaw, allow any commercial or industrial use; permit construction or use of buildings or structures to accommodate persons who work at the commercial or industrial enterprise in respect of which the permit is issued; and specify conditions under which the temporary commercial or industrial use may be carried on. These permits may be issued for a period of up to two years and may be renewed only once. Areas for which temporary commercial and industrial may be allowed must be designated in the official community plan prior to issuance of a temporary permit.

Temporary Commercial and Industrial Use Permit Objectives

- 1) To consider the desirability of designating areas under the jurisdiction of this official community plan as areas for which temporary commercial and industrial permits may be issued.

Temporary Commercial and Industrial Use Permit Policies

- 1) An evaluation shall be undertaken to formulate policy direction for any designation in this official community plan of areas where temporary commercial and industrial uses may be allowed. Consideration in this evaluation should be given to the matter of site and use-specific designations versus plan-wide designations.
- 2) In the event of a request for temporary commercial or industrial use being made prior to completion of the evaluation referred to in the preceding subsection, such request, associated area designation, and permit issuance, shall be handled on an application specific basis.

2. DEVELOPMENT PERMITS

Background

BL 73

Under Section 884 of the *Local Government Act*, development permits can be used under specific circumstances to vary land use regulations other than use, density, and flood plain requirements, without changing the land use regulations as they apply outside of the development permit area.

An official community plan may designate areas as development areas for the purposes of:

BL 73

- a) protection of the natural environment, its ecosystem and biological diversity
- b) protection of development from hazardous conditions
- c) protection of farming
- d) revitalization of an area in which a commercial use is permitted

BL 73

- e) establishment of objectives for the form and character of intensive residential development” and,
- f) establishment of objectives and the provision of guidelines for the form and character of commercial, industrial, or multi-family residential development.

In designating development permit areas in the official community plan, the special conditions or objectives that warrant the permit areas must be described and relevant guidelines outlined in accordance with the category of development permit area.

Development Permit Area Objectives

- 1) To consider the establishment of development permit areas on a category specific basis as a subsequent amendment to this official community plan.

Development Permit Area Policies

- 1) In the considerations leading to establishment of development permit area designations in this official community plan, priority should be given to permit area designations for the protection of the natural environment and for protection of development from hazardous conditions.

SECTION VI ADMINISTRATION IMPLEMENTATION

1. ADMINISTRATION

The Thetis Island Local Trust Committee shall administer the provisions of this official community plan bylaw.

2. IMPLEMENTATION

Sections 919.1 and 920 of the *Local Government Act* specifies that:

"An official community plan does not commit or authorize a municipality, regional district (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*) or improvement district to proceed with any project that is specified in the plan."

and

"All bylaws enacted or works undertaken by a council, board or greater board (includes a local trust committee pursuant to Section 27 of the *Islands Trust Act*), or by the trustees of an improvement district, after the adoption of an official community plan shall be consistent with the relevant plan."

Upon adoption, methods available to the Thetis Island Local Trust Committee for implementation of plan policies and recommendations include:

a) Regulatory Bylaws

Regulatory bylaws may include provisions reflecting the policies of this plan for:

- a) regulating the use of land, buildings and structures;
- b) regulating the density of the use of land, buildings and structures;
- c) the siting, size and dimensions of buildings and structures and uses permitted on the land;
- d) the location of uses on the land and within buildings and structures;
- e) the shape, dimensions, and area of parcels of land that may be created by subdivision;
- f) establishment of different density regulations for a zone, one generally applicable for the zone and the other or others applicable if certain amenities and or affordable or special needs housing are provided either by agreement or by zoning designation;
- g) off-street parking and loading spaces;
- h) drainage;
- i) signs;
- j) screening;
- k) flood plain elevations and setbacks when approved by the Ministry of Water, Land and Air Protection;
- l) subdivision servicing requirements.

b) Permits

The Thetis Island Local Trust Committee may review applications for development permits, temporary commercial and industrial permits, and development variance permits, where policies and bylaws allow for these procedures.

c) Covenants

The Thetis Island Local Trust Committee may enter into voluntary covenants with property owner(s) registered on the title to the land.

d) Consultation With Other Government Agencies

Coordinated efforts with other government agencies include review of applications referred in relation to this plan and regulatory bylaws, advising agencies of the policies contained within this plan and by developing agreements that assist in their implementation.

e) Consultation with the Public and Advisory Committee

Awareness of provisions of this plan on the part of the public can assist the Local Trust Committee its Advisory Committees in implementing plan provisions and as means of resolving community concerns and issues.

3. AMENDMENT

This official community plan bylaw may be amended by the Thetis Island Local Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaw of the Local Trust Committee.

Where an application for amendment of this official community plan bylaw has been denied, any application for the same amendment shall be considered pursuant to any regulatory bylaws addressing fees and procedures.

4. REVIEW

The Local Trust Committee may initiate a review of the official community plan at any time. The plan should be reviewed in its entirety at least every ten years from the adoption date.