



STAFF REPORT TO COMMITTEE

DATE OF REPORT December 21, 2023
MEETING TYPE & DATE Electoral Area Services Committee Meeting of January 17, 2024
FROM: Community Planning Division
Land Use Services Department
SUBJECT: Bylaw Referral from Thetis Islands Local Trust Committee
FILE: 01-0400-60 Islands Trust 2023

PURPOSE/INTRODUCTION

The purpose of this report is to review the referral of Thetis Island OCP and zoning amendments.

RECOMMENDED RESOLUTION

That it be recommended to the Board that the Thetis Island Local Trust Committee be advised that the Cowichan Valley Regional District supports proposed Bylaw Nos. 113 and 114.

BACKGROUND

The Islands Trust is a single purpose planning agency that aims to “Preserve and Protect” the Gulf Islands, and although some of those islands lie within a CVRD electoral area, the planning and zoning authority rests with the Local Trust Committees. In this case, we have a referral from the Thetis Island Local Trust Committee, in which it is proposed to add marine areas surrounding three small “associated islands” to the purview of the Thetis Island Official Community Plan, and the Thetis Island Zoning Bylaw. This would be accomplished with Amendment Bylaws Nos. 113 and 114. The subject area also lies within CVRD Electoral Area G; however, as noted, the CVRD does not have planning or zoning authority on those islands or the waters around them.

Local government authorities are required to consider referring OCP amendments to adjacent local governments.

ANALYSIS

Attachment A from the Islands Trust sets out the background information: marine areas surrounding Scott, Dayman and Hudson Islands are at present not designated in the OCP, nor are they subject to the local Islands Trust zoning bylaw. Through amendment Bylaw Nos. 113 and 114, Thetis Island Local Trust Committee is proposing to bring those marine waters around these three associated islands into the land use and planning regime that applies to Thetis Island and the associated islands themselves.

Staff are of the opinion that this is an admirable proposal, as unzoned marine areas surrounding any foreshore or island is not desirable, and establishing baseline rules to assist the Islands Trust in securing orderly development of these marine areas and upholding their “preserve and protect” mandate should be more fully accomplished through Bylaw Nos. 113 and 114.

The land use designation proposed in Bylaw No. 113 is Marine and the Zone proposed in Bylaw No. 114 is W-1. These measures would limit development of foreshore areas in accordance with their OCP goals and policies.

Options 1:

That it be recommended to the Board that the Thetis Island Local Trust Committee be advised that the Cowichan Valley Regional District supports proposed Bylaw Nos. 113 and 114.

Option 2:

That it be recommended to the Board that the Thetis Island Local Trust Committee be advised that the Cowichan Valley Regional District has no comment or concerns with Bylaw Nos. 113 and 114.

Option 1 is recommended.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

N/A

GENERAL MANAGER COMMENTS

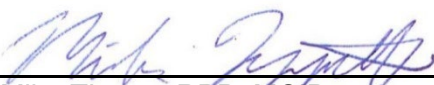
☐ Not Applicable

Referred to (upon completion):

- ☐ Community Services (*Arts & Culture, Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Facilities & Transit*)
- ☐ Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- ☐ Operations (*Parks & Trails, Recycling & Waste Management, Utilities*)
- ☐ Land Use Services (*Building Inspection & Bylaw Enforcement, Community Planning, Development Services, Strategic Initiatives*)
- ☐ Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:

Reviewed by:


Mike Tippett, RPP, MCIP
Manager

Not Applicable
Not Applicable


Ann Kjerulf, RPP, MCIP
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

☒ Corporate Officer

☒ Chief Financial Officer

ATTACHMENTS:

Attachment A – Islands Trust Referral Package