



File No.: PLRZ20250072 (Welsh-Fenton)

DATE OF MEETING: February 3, 2026

TO: Thetis Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2  
Northern Team

COPY: Renée Jamurat, Regional Planning Manager

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

## RECOMMENDATIONS

1. That Thetis Island Local Trust Committee Bylaw No. 117, cited as “Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2025”, be read a first time.
2. That the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 117 is not contrary to or at variance with the Islands Trust Policy Statement.
3. That the Thetis Island Local Trust Committee request staff refer the proposed bylaw amendment to relevant agencies, Nations, and the Advisory Planning Commission.
4. That the Thetis Island Local Trust Committee request a covenant under Section 219 of the Land Title Act from the applicant for PLRZ20250072 (Welsh-Fenton) for shoreline ecosystem and cultural heritage protection and designate the Chair of the Local Trust Committee to sign the covenant for the rezoning application prior to final adoption consideration.
5. That the Thetis Island Local Trust Committee request staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 117 upon receipt of a draft covenant.

## REPORT SUMMARY

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

## BACKGROUND

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

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

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

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

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

***TH-2025-018***

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

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

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

## **ANALYSIS**

### ***Islands Trust Policy Statement***

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

### ***Land Use Bylaw***

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

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

The proposed nature-based shoreline protection design also includes 30 m<sup>2</sup> of cobble bench structure along the shoreline landward of the title boundary in the Rural Residential (R-1) zone. This portion of the design does not necessarily require a bylaw amendment since accessory structures are a permitted use in the R-1 zone; however, it does require a variance to Subsection 5.4.b) of the LUB to permit the cobble structure less than 6.0 metres from the rear lot line.

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

### ***Section 219 Covenant***

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

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

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

## **CONSULTATION**

### ***Statutory Requirements***

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

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

### ***First Nations***

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

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

### ***Agencies***

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

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

### **Rationale for Recommendation**

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

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

### **ALTERNATIVES**

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

#### **1. Request further information**

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request.

Resolution:

*That the Thetis Island Local Trust Committee request that the applicant submit to the Islands Trust*  
\_\_\_\_\_.

#### **2. Send Rezoning Application to the Thetis Advisory Planning Commission**

Resolution:

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

### 3. Deny the application

The LTC may deny the application.

Resolution:

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

### NEXT STEPS

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

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

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

Attachments:

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

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

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

1. Citation

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

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

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

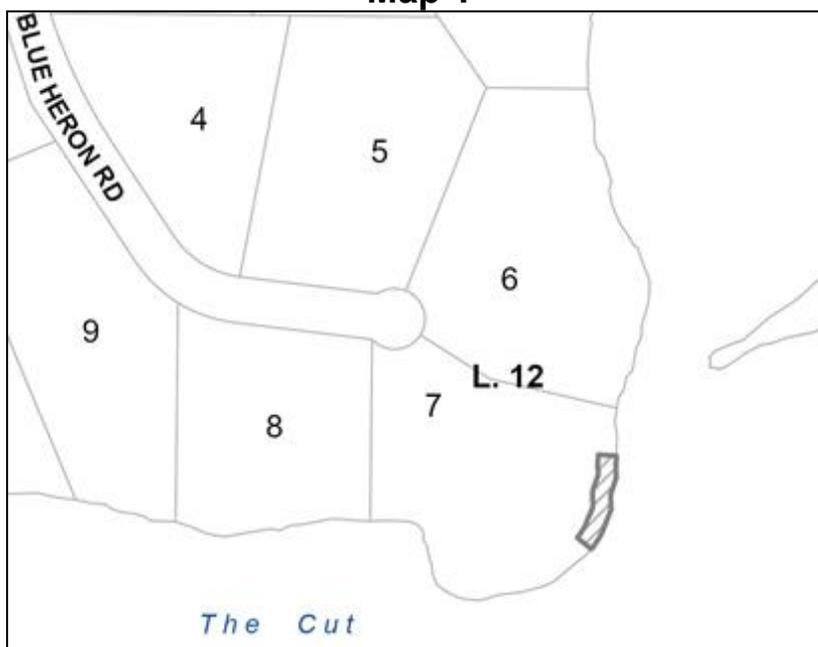
*nature-based protection and restoration structure* means a structure along the shoreline designed by a qualified professional that includes vegetation enhancement, drainage control, beach enhancement, anchor trees, gravel, and cobble placement that does not interrupt natural coastal processes and enhances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

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

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

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

Map 1

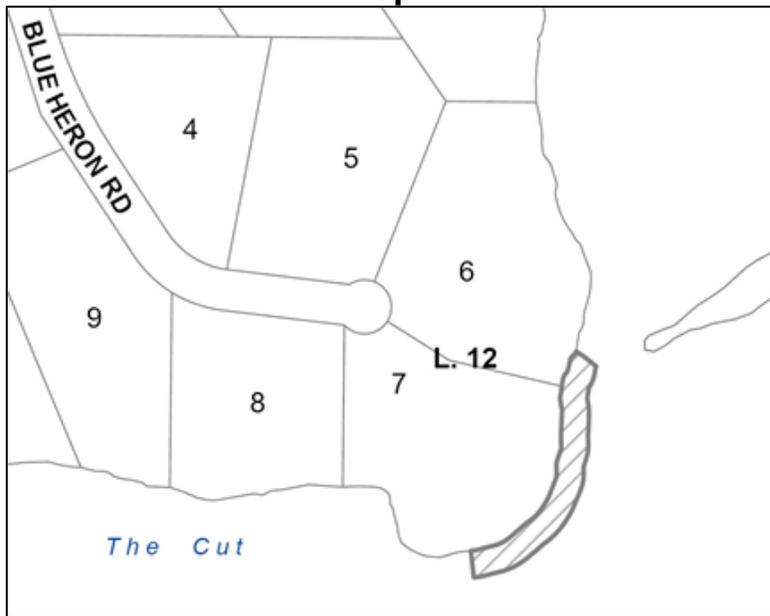


2.4 Schedule “A”, PART 10. WATER ZONES, is amended by adding a new Subsection after Subsection 10.1.1) and by adding a checkmark only under the W-4 zone column, as follows:

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

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

Map 4



3. SEVERABILITY

If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

## PURPOSE

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

## POLICY STATEMENT

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

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

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

## DIRECTIVES ONLY CHECKLIST

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

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

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

### PART III: POLICIES FOR ECOSYSTEM PRESERVATION AND PROTECTION

CONSISTENT	No.	DIRECTIVE POLICY
	<b>3.1</b>	<b>Ecosystems</b>
✓	<b>3.1.3</b>	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.
✓	<b>3.1.4</b>	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.
✓	<b>3.1.5</b>	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.
	<b>3.2</b>	<b>Forest Ecosystems</b>
N/A	<b>3.2.2</b>	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.
	<b>3.3</b>	<b>Freshwater and Wetland Ecosystems and Riparian Zones</b>
✓	<b>3.3.2</b>	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.
	<b>3.4</b>	<b>Coastal and Marine Ecosystems</b>
✓	<b>3.4.4</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the protection of sensitive coastal areas.
✓	<b>3.4.5</b>	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
	<b>4.1</b>	<b>Agricultural Land</b>
N/A	<b>4.1.4</b>	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.
✓	<b>4.1.5</b>	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.
✓	<b>4.1.6</b>	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.
	<b>4.1.7</b>	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.
✓	<b>4.1.8</b>	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.
✓	<b>4.1.9</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the use of Crown lands for agricultural leases.
	<b>4.2</b>	<b>Forests</b>
N/A	<b>4.2.6</b>	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	<b>4.2.7</b>	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	<b>4.2.8</b>	Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the designation of forest ecosystem reserves where no extraction will take place to ensure the preservation of native biological diversity.

CONSISTENT	No.	DIRECTIVE POLICY
	<b>4.3</b>	<b>Wildlife and Vegetation</b>
	<b>4.4</b>	<b>Freshwater Resources</b>
N/A	<b>4.4.2</b>	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	<b>4.4.3</b>	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
	<b>4.5</b>	<b>Coastal Areas and Marine Shorelands</b>
✓	<b>4.5.8</b>	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	<b>4.5.9</b>	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.
✓	<b>4.5.10</b>	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	<b>4.5.11</b>	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.
	<b>4.6</b>	<b>Soils and Other Resources</b>
N/A	<b>4.6.3</b>	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
	<b>5.1</b>	<b>Aesthetic Qualities</b>
✓	<b>5.1.3</b>	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.
	<b>5.2</b>	<b>Growth and Development</b>
✓	<b>5.2.3</b>	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.
✓	<b>5.2.4</b>	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.
✓	<b>5.2.5</b>	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.
✓	<b>5.2.6</b>	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.
	<b>5.3</b>	<b>Transportation and Utilities</b>
N/A	<b>5.3.4</b>	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	<b>5.3.5</b>	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	<b>5.3.6</b>	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	<b>5.3.7</b>	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.
	<b>5.4</b>	<b>Disposal of Waste</b>
N/A	<b>5.4.4</b>	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
	<b>5.5</b>	<b>Recreation</b>
N/A	<b>5.5.3</b>	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	<b>5.5.4</b>	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	<b>5.5.5</b>	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	<b>5.5.6</b>	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	<b>5.5.7</b>	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.
	<b>5.6</b>	<b>Cultural and Natural Heritage</b>
✓	<b>5.6.2</b>	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.
✓	<b>5.6.3</b>	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.
	<b>5.7</b>	<b>Economic Opportunities</b>
N/A	<b>5.7.2</b>	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.
	<b>5.8</b>	<b>Health and Well-being</b>
N/A	<b>5.8.6</b>	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>