



**Thetis Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Wednesday, July 23, 2014
Location: Thetis Island Community Centre, Forbes Hall Hunter Room (Library)
292 North Cove Road, Thetis Island, BC

Members Present: Ken Hancock, Chair
Peter Luckham, Local Trustee
Sue French, Local Trustee

Staff Present: Aleksandra Brzozowski, Planner
Jessie Sherk, Recorder

Media and Others Present: Four (4) members of the public were in attendance

1. CALL TO ORDER

Chair Hancock called the meeting to order at 9:26 am. Staff and trustees were introduced and the public was welcomed. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

2.1 Additions and Deletions

The following additions to the agenda were presented for consideration:

- **Trustees received late correspondence in the form of emails from Barrie Bradshaw, Kim Madsen, Ian Berry, and Kevin Tisshaw with regard to Reid Island.**
- **New Business – 11.3 Thetis Island Music Festival**

By general consent the agenda was approved, as amended.

2.2 Questions from the Public on Agenda Items

No questions from the public.

3. TOWN HALL SESSION

Ernie updated the Local Trust Committee (LTC) on the results of the shoreline workshop from a community level. Planner Brzozowski and the trustees all agreed that it was successful. The feedback from residents was discussed. It was also noted that the Cowichan Valley Regional District has signed on to the BC Pilot project as a result of the connections made at the workshop.

Ernie then discussed the music festival / rave that was rumored to be happening on Thetis Island. He stated that he has heard that the organizers have bailed on the idea. It was noted that the Facebook page advertising the music festival is still online and no cancellation has been noted.

4. MINUTES

4.1 Local Trust Committee Meeting Minutes of June 4, 2014

The following corrections to the agenda were presented for consideration:

- Page 4 - change “Chemainus First Nations” to “Stz’uminus Nation”
- Page 8 - delete entire 3rd paragraph in 11.8 Dock
- Page 7 - delete second paragraph in 11.7 and replace with “Trustee Luckham spoke regarding his concerns of the impact of logging on Valdez and spoke to the need to engage all parties in dialogue regarding all parties interests.”
- Page 8 – delete last sentence of 11.7.1
- Page 8 – In the first sentence of 11.8 delete the word “aerial” and replace with “shoreline”.

By general consent the minutes were adopted, as amended.

4.2 Section 26 Resolutions Without Meeting - None

4.3 Advisory Planning Commission Meeting Minutes – None

4.4 Ruxton Island Advisory Planning Commission Minutes – None

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated July 14, 2014

The Follow-up Action List was reviewed and discussed. Planner Brzozowski gave an update on the Woodlot license plan. The Lyackson Nation has put the plan on hold, and will notify the LTC when the plan is ready to be advertised.

It was noted that there was some confusion regarding the Advisory Planning Commission members. Planner Brzozowski and Chair Hancock will follow up on Steve Frankel’s email to Chair Hancock.

6. DELEGATIONS - None

7. CORRESPONDENCE

Emails received.

8. APPLICATIONS AND PERMITS

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Associated Islands Official Community Plan and Land Use Bylaw

9.1.1 Staff Report dated July 7, 2014

Planner Brzozowski summarized the staff report. Planner Brzozowski and Trustees discussed the staff report at great length. The Reid Islanders in attendance also commented on the suggestions and gave explanations to their proposals when necessary. Using the attached compilation of suggestions, the LTC reviewed each suggested bylaw change and passed the below resolutions.

TH-2014-051

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee remove Bute and Dunsmuir Islands from the areas of application in Proposed Bylaw Numbers 93 and 94.

CARRIED

TH-2014-052

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee change the W2 zoning around Hudson Island to W1 on Schedule C of Proposed Bylaw 94.

CARRIED

TH-2014-053

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw 94 to add at the end of 3.3 (4) "notwithstanding the use of a vessel as a residence during dwelling construction on an upland lot".

CARRIED

TH-2014-054

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaws Numbers 93 and 94 to add site specific zoning to R2 zoning on North Reid Island to allow 1 primary dwelling with a maximum of 2700 square feet and 2 cottages with a maximum of 900 square feet each.

CARRIED

Trustees thanked the Reid Islanders for their input.

BREAK – 11:30am – 11:40

Discussion resumed after the break.

TH-2014-055

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw No. 94 by changing Section 5.1 (3) to lower the maximum lot coverage from 25% to 15% and add a site-specific regulation R2(a), lowering the maximum lot coverage for the North Reid area from 25% to 12%.

CARRIED

TH-2014-056

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee add a statement at the outset of the Official Community Plan regarding considerations made in the plan and planning process acknowledging First Nations interest for the area.

CARRIED

TH-2014-057

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw 94 in Section 5.2 to create a site-specific regulation for only the R2 lots on North Reid Island, setting the maximum number of dwelling units to 2 within 30 metres from the setback from the sea.

CARRIED

TH-2014-058

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee add the suggested changes to Section 12 of Proposed Official Community Plan Bylaw No. 93 as presented in Attachment Number 2 of the Staff Report dated July 23, 2014.

CARRIED

TH-2014-059

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee insert an additional sentence to the information note in the W5 (Marine Aquaculture) Zoning in Section 5.13 of Proposed Bylaw No. 94 as follows: "The Department of Fisheries and Oceans manages aquaculture in British Columbia under the authority of the Fisheries Act and the regulations made there under, particularly the Pacific Aquaculture Regulations."

CARRIED

TH-2014-060

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee add to Official Community Plan Bylaw No. 93 Section 5 Marine Policies, a new 5.3.3. "Property owners are encouraged to place mooring buoys such that they do not impede clear access to public landing areas."

CARRIED

TH-2014-061

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee insert definitions for "abandoned" and "derelict" to the Proposed Land Use Bylaw No. 94.

CARRIED

TH-2014-062

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee insert the additional wording to Section 6 of Bylaw No 93 as presented in Attachment No 2 of the staff report dated July 23, 2014.

CARRIED

TH-2014-063

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee insert the additional wording to section 5.7 of Proposed Bylaw No. 94 specifically 5.7 (1) by adding (c) Ecosystem restoration and enhancement and 5.7 (2) in (a) add the word "benches," following "fences," and in (c) adding the words "regulatory, and directional" following "informational".

CARRIED

TH-2014-064

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee increase the maximum floor area in the R4 Zoning article 5.4 (7) of Proposed Bylaw No. 94 to 140 square metres.

CARRIED

TH-2014-065

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee change the setback for R5 zoning in Proposed bylaw No 94 section 5.5 (4) to read: "The minimum setback for any building or structure in the R5 zone is 15.25 metres from side lines excluding those abutting lot 11".

CARRIED

TH-2014-066

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend section 5.8 (3) Private Conservation of Proposed Bylaw No. 94 to increase the setback from all lot lines to 5 metres.

CARRIED

Discussion regarding watercourses including streams on Ruxton Island ensued. Planner Brzozowski summarized the request from a Ruxton Island community member. It was decided that no changes were required.

TH-2014-067

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee adopt the amendments to Proposed Bylaw No. 94 in Sections 3.1, 3.3, 3.1 (11) and Section 7 as presented in Appendix 2 of the staff report dated July 23, 2014.

CARRIED

TH-2014-068

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee include an advocacy statement in Section 10 of Bylaw No. 93 that reads "10.4 Property owners are encourage to collect rainwater as an alternative to extracting groundwater" and 10.3.1 be deleted and replaced with "The BC Ministry of Forests, Lands and Natural Resource Operations and Island Health are encouraged to ensure that their policies, legislations and studies are designed to protect the quality and quantity of existing groundwater resources for current and future users."

CARRIED

TH-2014-069

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee change 10.3.3 in Proposed Bylaw No. 93 to reflect current procedures by adding under (a) the word "allow" in front of "waste water treatment" and under (d) the word "continue" before "to detect".

CARRIED

TH-2014-070

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee include in Policy Section 10 in Bylaw No. 93 a new item 10.5 “Well owners and operators are encourage to ensure their pumping does not cause or exacerbate saltwater intrusion in freshwater resources, particularly those in coastal bedrock aquifers” and in Section 1.3 of Bylaw No. 93 a statement recognizing the bedrock aquifer in a coastal environment as a particularly vulnerable environment to saltwater intrusion into the freshwater resources.

CARRIED

TH-2014-071

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee add a policy to section 4.2 of Proposed Bylaw No. 93, 4.2.7 “The LTC should in its bylaw provisions and in considering applications, consider the cumulative effects of existing and proposed development on sensitive ecosystems and groundwater supplies.

CARRIED

Break 12:48 – 1:05pm

TH-2014-072

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw No. 93 section 5.3.1 by adding the words “as managed through its Navigation Protection Program” and an information note be added that reads as follows: “The Navigation Protection Program (NPP) manages obstructions in navigable waters including Private Buoys on all navigable waters, as defined under the Canada Shipping Act, 2001 – Private Buoy Regulations.”

CARRIED

Trustees discussed aquaculture structures, size of accessory docks and water access to properties on Ruxton Island. No changes were required.

TH-2014-073

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend 11.3.2 of Proposed Bylaw No. 93 to reflect current regulation by adding an information note that reads as follows: “The Open Burning Smoke Control Regulation prohibits the burning of refuse.”

CARRIED

TH-2014-074

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw No. 94 Section 3.6 (5) by adding the words “on Sundays and between the hours of 18h00 and 8h00 on all other days.”

CARRIED

TH-2014-075

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee remove the “\$10,000” specifics from Section 2.5 (1) of Proposed Bylaw No. 94

CARRIED

Discussion regarding outhouses on Ruxton Island ensued. Planner Brzozowski explained that outhouses are already included in the bylaw as a sewage disposal facility, which is allowed in all zones.

TH-2014-076

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend proposed Bylaw 94 section 3.1 (11) by adding after facilities “ including outhouses”.

CARRIED

Discussion then ensued regarding further possible changes to the Official Community Plan.

TH-2014-077

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee make the following changes to page 3 of Proposed Bylaw No. 93:

- In the second paragraph, the word “late” be added in front of “1920s”
- In the second paragraph, the words “the notorious” be replaced by “Edward Arthur Wilson, also known as”
- In the third paragraph, “Chinese” be replaced with “Japanese” in both places.

CARRIED

TH-2014-078

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Page 1 of Proposed Official Community Plan Bylaw No. 93 in section 1.2 by removing Bute and Dunsmuir Islands and on page 2, a new paragraph be entered explaining the rationale for Bute and Dunsmuir Island not being included in the Official Community Plan at this time.

CARRIED

TH-2014-079

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend section 6.2.1 of Proposed Bylaw No. 93 by adding after parkland dedication, “nature reserve”.

CARRIED

TH-2014-080

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend section 7.3.2 of Proposed Bylaw No 93 by adding the words “and carbon sequestration” to the end of the section.

CARRIED

TH-2014-081

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw No. 93, Schedule C: Land Use Designation Maps A & B by adding Whaleboat and Tree Islands to the title.

CARRIED

TH-2014-082

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend the title page of Proposed Land Use Bylaw No 94 by adding “Whaleboat” after the word “and”.

CARRIED

TH-2014-083

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee give second reading to Proposed Bylaw No 93 cited as the “Thetis Associated Islands Official Community Plan Bylaw 2014, as amended.

CARRIED

TH-2014-084

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee give second reading to Proposed Bylaw No 94 cited as the Thetis Associated Islands Land Use Bylaw 2014, as amended.

CARRIED

Discussion ensued regarding possible dates and locations for a Community Information Meeting and Public Hearing regarding Bylaw Numbers 93 and 94.

TH-2014-085

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to schedule a Community Information Meeting and Public Hearing on August 27, 2014 to be held in Chemainus.

CARRIED

TH-2014-086

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to post the new revised versions of the bylaws to the Thetis webpage of the Islands Trust website.

CARRIED

9.2 Shoreline Protection – for discussion

9.2.1 Memorandum dated July 14, 2014

Received. Planner Brzozowski updated the LTC on the work Kris Nichols completed prior to leaving on secondment, as well as an update on the Stewardship Centre for BC's Green Shores BC Pilot program.

Trustees noted how the Cowichan Valley Regional District's recent addition to participate in the BC Pilot Project was a direct result of the Green Shores Scenarios workshop held on Thetis Island. It was acknowledged that bringing the local and expert knowledge together was great incentive for the community. The trustees expressed their thanks to Ernie Hunter and for Ian Ralston serving as local champions for the work of the Islands Trust. Trustees also thanked Planner Brzozowski for her hard work.

The invitation to the Green Shores Verifier Training in San Juan County in September was discussed. The Local Trust Committee decided not to send a Thetis participant at this time, and instead looks forward to hearing back from Staff who will attend the training.

10. REPORTS

10.1 Work Program Reports

10.1.1 Top Priorities and Projects Report dated July 14, 2014

The Top Priorities and Projects Report was reviewed and discussed.

TH-2014-087

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee add the following items to the project list:

- Memorandum of Understanding with the Stz'uminus Nation.
- Wharf related structures.

CARRIED

It was flagged that staff should allow time for a review of the Local Trust Committee Project list on the next meetings agenda.

10.2 Applications Log

10.2.1 Report dated July 14, 2014

The report was reviewed and discussed.

10.3 Trustee and Local Expenses

10.3.1 Expenses posted to end of June 2014

Received. A mistake was noted with the expenses. Planner Brzozowski stated that she would follow up with the Finance Officer.

10.4 Chair's Report

Chair Hancock reported that things are getting busy at the Executive Committee level and that they are receiving several bylaws for approval. He noted that they are already planning September Council as well as working on orientation for incoming trustees post election. In closing, he stated that he always looks forward to his time on Thetis Island.

10.5 Trustees' Report

Trustee French reported on the Green Shores Scenarios Workshop stating that it was a success and a pleasure to host on Thetis Island. She stated that a lot of good information and ideas were shared and put into practice.

Trustee Luckham reported that he is planning on attending the August 3, 2014 Ruxton Island Annual Summer Meeting as a guest. He also noted that he received correspondence from a contractor who is planning on clearing the lot next to the pub. He stated that he is open to suggestions on what to do to address this situation, as clearing the property is likely not the best option for the property's ecosystem. Planner Brzozowski stated she would identify the new owners and arrange to send them a copy of "A Place in the Islands" as well as the current brochures on stewardship.

10.6 Advisory Planning Commission Report – none

11. NEW BUSINESS

11.1 Gabriola Island Local Trust Area Bylaw Referral Request for Response regarding Bylaw nos. 274 and 275

11.2 Gabriola Island Local Trust Area Bylaw Referral Request for Response regarding Bylaw No. 276

TH-2014-088

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee finds its interest unaffected by Proposed Bylaws 274, 275 and 276

CARRIED

11.3 Thetis Island Rave – for discussion

It was noted that there is no indication online that the rave/music fest has been cancelled. Discussion ensued. Trustees spoke about community concerns around the rave.

12. BYLAWS

13. Islands Trust Website

13.1 Thetis Pages

No further updates.

14. Town Hall Discussion

15. NEXT MEETING:

The next meeting of the Thetis Island LTC will be held on Wednesday, September 17, 2014 at 9:15 am at Thetis Island Community Centre (Forbes Hall Library) North Cove Road, Thetis Island, BC.

16. ADJOURNMENT

TH-2014-088

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee adjourn the meeting.

CARRIED

The meeting was adjourned at 2:30 pm

Ken Hancock, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder