



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: September 17, 2014
Location: Thetis Island Community Centre (Forbes Hall)
North Cove Road, Thetis Island, BC

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

Staff Present Aleksandra Brzozowski, Island Planner
Jessie Sherk, Recorder

Others Present Four (4) members of the public were in attendance.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 9:28 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 People.

2. APPROVAL OF AGENDA

2.1. Additions and Deletions

The following additions to the agenda were presented for consideration:

- Late item added, missing paragraph from 8.1
- Reorder the agenda to have item 8.1 follow item 3, Town Hall Session

By general consent, the agenda was approved as amended.

2.2. Questions from the Public on Agenda Items

It was requested by a member of the public to address item 9.2 before item 9.1. Trustees agreed.

3. TOWN HALL SESSION

No Town hall.

8. APPLICATIONS AND PERMITS

8.1. TH-DVP-2014.1 (Inter-Varsity Ministries Foundation - Pioneer Pacific Camp)

8.1.1. Staff Report dated September 3, 2014 - attached

Planner Ritemann summarized the staff report via telephone. She provided the rationale behind her recommendation to issue the permit. Discussion ensued with Trustees. Trustee French noted that there is an archaeological site within 50 metres of the proposed development, and she emphasized the importance of respecting that site and cooperating with the First Nations who have interest there as well as the Archaeology Branch. Discussion ensued with the applicant regarding the archaeological site.

TH-2014-090

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approve issuance of Development Variance Permit TH-DVP-2014.1 to Inter-Varsity Ministries Foundation for Lot 1, District Lots 21, 26, and 27, Thetis Island, Cowichan District, Plan VIP62581, PID 023-370-467

CARRIED

4. MINUTES

4.1. Local Trust Committee Meeting Minutes dated July 23, 2014 - for adoption

The following corrections to the agenda were presented for consideration:

- Page 7, in Resolution TH-2014-071 the word "conserving" should be changed to "considering"
- Page 10, 9.2.1, in the 3rd sentence of the 2nd paragraph, insert the word "for" after "Ian Ralston".
- Page 14, 10.4 Chairs report – delete the word "sending" in the first sentence and replace with “receiving several”

By general consent, the minutes were adopted as amended.

4.2. Local Trust Committee Special Meeting Minutes dated August 27, 2014 - for adoption

The following corrections to the minutes were presented for consideration:

- Page 1, correct spelling of "Chemainus"
- Page 2, 4th bullet from the bottom of the page, add an “s” on the word "islander" in the first sentence of the sub-bullet

By general consent, the minutes were adopted as amended.

4.3. Local Trust Committee Public Hearing Record dated August 27, 2014 - for receipt

The following corrections to the Public Hearing Record were presented for consideration:

- Page 2, bottom of the page, change "Chair Luckham" to "Chair Hancock" Received.

4.4. Section 26 Resolutions Without Meeting Log dated September 8, 2014 - for information

Reviewed for information.

4.5. Advisory Planning Commission Meeting Minutes - none

4.6. Ruxton Island Advisory Planning Commission Meeting Minutes - none

5. BUSINESS ARISING FROM MINUTES

5.1. Follow-up Action List dated September 8, 2014 - attached

The Follow-up Action List was reviewed and discussed. Planner Brzozowski updated the Local Trust Committee on the delay in receiving the previously anticipated Woodlot Licence Plan. Discussion ensued.

5.2. Bute Island and Dunsmuir Island Consultation Process - verbal update

Planner Brzozowski gave an update on the consultation process, noting that she has followed up with the Stz'uminus Nation referrals manager in Chemainus and that they are coordinating a day in the fall to get together and share information. Discussion ensued. Trustees asked that Planner Brzozowski express the Local Trust Committee's interest in meeting with the Stz'uminus Chiefs and Council when appropriate.

5.3. Advisory Planning Commission Bylaw Amendment Update

5.3.1. Staff Report dated August 26, 2014 - attached

Planner Brzozowski summarized the staff report, recommending to move forward with this bylaw. Discussion regarding Advisory Planning Commission (APC) appointments ensued among staff and Trustees.

TH-2014-091

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee give first and second readings to Draft Bylaw No. 95, cited as “Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2014”

CARRIED

TH-2014-092

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee give third reading to Draft Bylaw No. 95 , cited as “Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2014”;

CARRIED

TH-2014-093

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee refer Bylaw No. 95, cited as “Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2014” to the Islands Trust Executive Committee.

CARRIED

6. DELEGATIONS

7. CORRESPONDENCE

Correspondence specific to an active development application and/or project will be received by the Thetis Island Local Trust Committee when that application and/or project is on the agenda for consideration.

Emails received.

9. LOCAL TRUST COMMITTEE PROJECTS

9.2. Shoreline Protection

9.2.1. Memorandum dated September 7, 2014 - attached

Planner Brzozowski summarized the memorandum. She updated the Local Trust Committee on the Green Shores – BC Pilot Project stating that the Advisory Group has produced a Request for Proposals and will be hiring a public consultation consultant in October. The consultant is not requested to come to Thetis Island in the fall. The consultant will be asked to work with the Advisory Group on a consultation strategy that follows up on the past events about shoreline protection on Thetis.

Regarding follow up for the Scenarios Workshop, Trustees expressed that they were pleased with the summary report and noted that Ralf Kempe's name should be added to the participant list. It was also noted that this draft summary should be circulated to the public.

Also noted was that when a Local Trust Committee does something groundbreaking, such as this workshop, it should be packaged as an internal project guide that a future Local Trust Committee or staff member could use. Discussion ensued.

Trustees recognized that one of the key pieces that made the workshop successful was the involvement of Ernie Hunter and Ian Ralston.

9.1. Associated Islands Official Community Plan and Land Use Bylaw

9.1.1. Staff Report dated September 2, 2014 - attached

Planner Brzozowski summarized the staff report and the post public hearing details. Staff and Trustees discussed revisions to consider prior to Third Reading. Trustees were not in support of reconsidering the following:

- allowing private docks outright in the Ruxton marine zoning (W3)
- allowing short term vacation rentals on Ruxton
- decreasing setbacks from the sea on Ruxton to 5 metres

The advocacy position in the parks land use policies stating that the Ruxton wetland be a "hands off" natural area was discussed.

TH-2014-094

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Bylaw No. 93 6.3.1 by adding at the end of the sentence, "which respects natural processes and provides protection for the sensitive ecosystem."

CARRIED

Trustees then reviewed and discussed the "Suggested Changes in Advance of Third Reading of Bylaws 93 & 94" spreadsheet.

TH-2014-95

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Section 1.4 of the Official Community Plan by changing the term "commercial visitor accommodation facilities" to "commercially zoned visitor accommodation facilities".

CARRIED

TH-2014-096

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee remove the words "development permit areas" from Section 2.8 (1) of Proposed Bylaw 94.

CARRIED

TH-2014-097

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee remove the words "less than 0.5 hectares" in Proposed Bylaw 93, Section 3.2.8.

CARRIED

TH-2014-098

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Proposed Bylaw 94 by deleting the wording in Section 5.1 (8) and adding new regulation to read:

(8) The minimum average lot area for any subdivision in the R1 zone is 4 hectares.

(9) The minimum lot area in the R1 zone is 1 hectare.

CARRIED

TH-2014-099

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee increase the setback from lot lines to 5 metres for Section 5.6(4) in Proposed Bylaw 94.

CARRIED

TH-2014-100

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee insert the word "community" to 5.7 (1)(a) of Proposed Bylaw 94.

CARRIED

TH-2014-101

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee removed the word “enhancement” from Policy 6.2.8 of Proposed Bylaw 93, and from Policy 5.7 (1)(c) of Proposed Bylaw 94.

CARRIED

TH-2014-102

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee replace advocacy Policy 5.3.1 of Proposed Bylaw 93 to read: “Transport Canada is encouraged to educate and work with communities to promote appropriate regulations of mooring buoys in the Plan Area.”

CARRIED

TH-2014-103

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee

1. add “swimfloats” as a permitted structure in the Marine Ruxton (W3) zone in Proposed Bylaw 94
2. add “swimfloats” and “Floats” as permitted structures in the W1 and W2 zones
3. add the following definition to Proposed Bylaw 94: “swimfloat” means a floating non-roofed structure that is used as a platform for diving or respite from swimming and which is free to rise and fall with sea level change and, for all conditions of tidal change, does not rest on the sea floor and is not to be used as a landing or moorage place for marine transport.

CARRIED

TH-2014-104

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to amend Proposed Bylaw 94 to limit float and swimfloat size in the W1, W2 and W3 zones to 100 square feet.

CARRIED

TH-2014-105

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee insert the words “community information” to 6.1 (2) of Proposed Bylaw 94.

CARRIED

TH-2014-106

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee change the wording in Advocacy Policy 11.3.2 (c) in Proposed Bylaw 93 to read; not burn refuse”.

CARRIED

TH-2014-107

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee remove the words “contact and” in Advocacy Policy 12.3.2 of Proposed Bylaw 93 and move the policy to the end of the list and renumber accordingly.

CARRIED

TH-2014-108

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to amend Proposed Bylaw 94 section 5.93 by replacing existing wording in the citing and size regulations with (a) the maximum area of any accessory dock in the W1 Zone is 37 square meters and (b) the maximum length of any ramp or walkway is 30 meters.

CARRIED

TH-2014-109

It was MOVED and SECONDED,

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

CARRIED

TH-2014-110

It was MOVED and SECONDED,

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

CARRIED

TH-2014-111

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee forward Proposed Bylaw 93, cited as the "Thetis Associated Islands Official Community Plan Bylaw 2014" to the Executive Committee for consideration.

CARRIED

TH-2014-112

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee forward Proposed Bylaw No. 94 cited as the "Thetis Associated Islands Land Use Bylaw 2014" to the Executive Committee for consideration.

CARRIED

TH-2014-113

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee forward Proposed Bylaw No 93, cited as the Thetis Associated Islands Official Community Plan Bylaw 2014" to the Minister of Community , Sport and Cultural Development for approval.

CARRIED

TH-2014-114

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee resolve that it has undertaken consultation that it considers appropriate with persons, organizations and authorities it considers will be affected by Proposed Bylaw No. 93

CARRIED

TH-2014-115

It was MOVED and SECONDED,

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

CARRIED

The Local Trust Committee reviewed and discussed the Policy Statement Directives Only Checklist.

Break - 12:55 pm - 1:05 pm

10. REPORTS

10.1. Work Program Reports

10.1.1. Top Priorities Report and Projects List dated September 8, 2014 – attached

Discussed after closed Session, Item 14.

10.2. Applications Log

10.2.1. Report dated September 8, 2014 – attached

The report was reviewed and discussed. Planner Brzozowski explained that the file titled TH-SUB-2014 will remain on hold pending the adoption of Proposed Bylaw 94.

10.3. Trustee and Local Expenses

10.3.1. Expenses posted to end of July, 2014 - attached

The expenses were reviewed. Trustees discussed the money that has been spent on Riparian Area Regulation work.

10.3.2. Expenses posted to end of August, 2014 - attached

The expenses were reviewed. Trustees discussed where money might come from to pay for the distribution of the Green Shores workshop DVDs and communications materials.

TH-2014-116

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee contribute up to \$500 from the LTC Local Expense Budget for hiring a consultant for graphic design of the Landowners Guide to Protecting Shoreline Ecosystems.

CARRIED

10.4. Chair's Report

Chair Hancock reported that they have completed the final Trust Council for this term on Keats and Gambier Islands where they received a delegation on glass sponge reefs that was fascinating. He stated that focus was put on the need for a Howe Sound management plan due to the ongoing reindustrialization of the Howe Sound area.

10.5. Trustees' Report

Trustee Luckham reported on the Keats Island Trust Council meeting noting that the beauty of the islands looking out north is quite a contrast with the nearby development of the Sea to Sky highway area as well as Gibsons. He stated the impacts and pressure on Howe Sound is incredible and it heartens him to think that the work of the Islands Trust truly does make a difference. He noted that it was wonderful to revisit and review all the work that the Local Trust Committees have accomplished over the last three years. Also noted was that he finds the discussion of secondary suites interesting as it seems Islands Trust is a leader in that. He also touched on Riparian Areas Regulation noting that they are still struggling with this. In closing, he noted that most of the Executive Committee is off to UBCM next week.

Trustee Luckham also reported that he attended the Ruxton Island annual

general meeting and he was warmly received. He noted that they have made significant progress on their fire brigade units.

Trustee French commented on the last Trust Council meeting saying it was a lovely review citing both challenges and celebrations. After nine years of being a trustee, she stated that seeing the body of work being done throughout the Trust Area showed what valuable work this is and that she is grateful that she has been a part of it. She noted her appreciation for all the staff and fellow trustees and gave a special thanks to Chair Hancock for chairing the Thetis Island Local Trust Committee.

10.6. Advisory Planning Commission Report

None.

11. NEW BUSINESS

11.1. Salt Spring Island Local Trust Area Bylaw Referral Request for Response regarding Bylaw No. 480 - attached

TH-2014-117

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee finds Thetis Islands interest are unaffected by Saltspring Island Bylaw No. 480.

CARRIED

11.2. 2015-16 Budget Submissions

11.2.1. Memorandum dated August 18, 2014 - attached

TH-2014-118

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approve and forward the draft 2015-16 LTC Project Budget submission to Financial Planning Committee as presented.

CARRIED

12. BYLAWS

12.1. Draft Bylaw No. 95 cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012", Amendment No. 1, 2014" - for consideration of first, second and third readings and submission to Executive Committee for approval

12.2. Proposed Bylaw No. 93 cited as "Thetis Associated Islands Official Community Plan Bylaw, 2014" - for consideration of third reading and

submission to Executive Committee and to the Minister of Community, Sport and Cultural Development for approval

- 12.3. Proposed Bylaw No. 94 cited as “Thetis Associated Islands Land Use Bylaw, 2014” - for consideration of third reading and submission to Executive Committee for approval**

13. ISLANDS TRUST WEBSITE

- 13.1. Thetis Pages - for discussion**

No further updates.

14. CLOSED MEETING

TH-2014-119

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee closes the next part of the September 17, 2014 business meeting to discuss matters pursuant to section 90(1) (a) and (d) of the Community Charter to consider adoption of closed meeting minutes and that staff be invited to attend the meeting.

CARRIED

15. RECALL TO ORDER

Rise and Report from Closed Meeting

Chair Hancock reported that the in-camera meeting minutes of March 19, 2014 were adopted.

10.1. Work Program Reports

- 10.1.1. Top Priorities Report and Projects List dated September 8, 2014 – attached**

The Top Priorities Report was reviewed and discussed. Each item in the Projects List was reviewed and discussed.

TH-2014-120

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee remove "Joint Proactive Enforcement with CVRD" from the Projects List.

CARRIED

TH-2014-121

It was MOVED and SECONDED,
that the Thetis Island Local Trust Committee remove "Development
Approval Information Bylaw" from the Projects List.

CARRIED

TH-2014-122

It was MOVED and SECONDED,
that the Thetis Island Local Trust Committee remove "Sustainability
Guidelines for Thetis Island" from the Projects List.

CARRIED

TH-2014-123

It was MOVED and SECONDED,
that the Thetis Island Local Trust Committee remove the item to consider
amendments to Thetis Land Use Bylaw and Valdez Land Use Bylaw
regarding the production of medical marihuana.

CARRIED

It was noted that Planner Brzozowski would rename the last item "Wharf
related structures" with an elaboration on the activity intended.

16. TOWN HALL SESSION

None.

17. NEXT MEETING DATE

**17.1. Wednesday, November 19, 2014 at 9:15 am at the Thetis Island Community
Centre (Forbes Hall Library) North Cove Road, Thetis Island, BC**

18. ADJOURNMENT

By general consent, the meeting was adjourned at 2:20 pm.

Ken Hancock, Chair

Certified Correct:

Janice Young