ADOPTED

MINUTES OF THE THETIS ISLAND LOCAL TRUST COMMITTEE BUSINESS MEETING
HELD ON WEDNESDAY APRIL 18, 2012 AT 1:30 PM
AT THE THETIS ISLAND COMMUNITY CENTER
FORBES HALL, MAIN ROOM,
NORTH COVE ROAD,
THETIS ISLAND BC

PRESENT

Ken Hancock	Chair
Peter Luckham	Local Trustee
Sue French	Local Trustee
Courtney Simpson	Islands Trust Planner
Chris Jackson	Regional Planning Manager
Stephanie Cottell	Recorder

There were 9 (nine) members of the public in attendance.

1. CALL TO ORDER

Chair Hancock called the meeting to order at 1:30 pm and introduced the Local Trustees, Islands Trust planners and recorder to the public. Opening remarks were made by the Chair welcoming those in attendance and overviewing the agenda.

2. APPROVAL OF AGENDA

The following changes were made to the agenda:

Add Item 5.3 Thetis Island Community Profile.
Add item 11.2 Bylaw enforcement issue
Add item 11.3 The Trust Fund 'Heron' publication

The agenda was adopted as amended by consensus.

3. TOWN HALL SESSION

Dan Giesbrecht introduced himself as a Ruxton Island property owner supportive of the Ruxton and area Bylaw review, expressing interest in an appointment on the Advisory Planning Commission.

Ian Ralston spoke to his concerns and frustrations about the Riparian Areas Regulation process with the Meadow Valley properties strata. He hopes to work with the Local Trust Committee and the Qualified Environmental Professional from Aquaparian Environmental Consulting Ltd. to find solutions.

Denis Gagnon echoed Ian Ralston's concerns, and stated that as a Meadow Valley strata property owner he felt manipulated by the process.

Ernie Hunter gave his thanks for the opportunity to comment during meetings.

Lynn Decaire stated that her respect for the natural environment, as a land owner in the Meadow Valley Properties Strata, is reiterated by the Strata's commitment to ecological stewardship, and she also echoes Ian's concerns about inconsistencies in the Riparian Areas Regulation process.

Matt Hess expressed, as a Meadow Valley Properties owner, he didn't understand the perceived conflict that Islands Trust staff identified in the facts between the Mimulus and Aquaparian reports.

Alex Mendelev introduced himself as a Ruxton Island property owner. He feels that the current bylaws are outdated and welcomes the bylaw review. He expressed interest in sitting on the Advisory Planning Commission for the Ruxton and Area Bylaw review.

Trustee Luckham spoke to his feelings regarding recent communications with Meadow Valley Properties Strata. He reiterated that recent staff reports regarding the regional Riparian Areas Regulation have not been discussed yet by the Thetis Island Local Trust Committee, and no locally relevant decisions have been made.

Ian Ralston expressed that he recognized and understood Trustee Luckham's comments.

Denis Gagnon stated that, from his understanding of the process, the Island's Trust staff interpretation seemed to be biased.

Ian Ralston commented that he had appreciated the how the Trust had worked with Meadow Valley Strata in the past, which only magnified the shock of recent Riparian Areas Regulation assessment developments.

Chair Hancock spoke to the struggle that the Islands Trust and other regulating bodies have been having with finding a common understanding and interpretation of the Ministry of Environment guidelines for riparian Areas Regulations.

4. MINUTES

4.1 Local Trust Committee Meeting Minutes of February 8, 2012 – for adoption

The minutes were adopted by consensus with the following amendments:

- On page 4, paragraph 1, line 3 remove the words 'the Associated Islands', and replace with 'Ruxton Island'.
- Motion TH-007-2012, page 5, paragraph 3, may it be noted that this motion relates to the Local Trust Committee having discussed options for enabling a

Ruxton Island focused Advisory Planning Commission.

4.2 Section 26 Resolutions Without Meeting

There were no Resolutions Without Meeting to report.

4.3 Advisory Planning Commission Meeting Minutes

There were no minutes to be received.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated April 2, 2012

Under the date Feb-08-2012, No.1, first activity on list Trustee Luckham noted that a 't' should be added to create the word 'Joint'.

5.2 Advisory Planning Commission Appointments

Planner Simpson reported on the Advisory Planning Commission appointments.

TH-015-2012 It was **MOVED** and **SECONDED** that the Local Trust Committee direct staff to place an ad on E-spokes, at the ferry and post office bulletin boards, and in the mail boxes to solicit interest for participation in the Advisory Planning Commission.

CARRIED

Trustee Luckham discussed whether consideration should be given to advertising the additional Advisory Planning Commission for Ruxton Island at this time. Planner Simpson felt it might be premature.

5.3 Thetis Island Community Profile

This item was deferred until the next meeting.

6. DELEGATIONS

There were no delegations declared.

7. CORRESPONDENCE

None

8. APPLICATIONS AND PERMITS

None

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Riparian Areas Regulation Compliance

Regional Planning Manager Jackson presented his report on Riparian Areas Regulation compliance in the Northern Region. He added an additional recommendation to those on page 11 of his written report:

- to work with the Ministry of Environment on assessment methods.

Discussion followed.

TH-016-2012 It was **MOVED** and **SECONDED** that, based on the Local Trust Committee review of the reports by Mimulus and Aquaparian, the Thetis Island Local Trust Committee considers the Thetis Island Trust Area Riparian Areas Regulation compliant.

CARRIED
Chair Hancock opposed

TH-017-2012 It was **MOVED** and **SECONDED** that the Local Trust Committee direct staff to prepare for the next meeting a draft amendment for the Thetis Island Official Community Plan, Section 8, Policy 4.1, to reflect the Local Trust Committee's decision the Thetis Island Local Trust Area is Riparian Areas Regulation compliant.

CARRIED
Chair Hancock opposed

TH-018-2012 It was **MOVED** and **SECONDED** to accept staff recommendations to proceed with:

- establishing a northern working group made up of northern trustees and staff in order to develop community consultation options and education materials for Riparian Areas Regulation implementation;

CARRIED

9.2 Official Community Plan and Land Use Bylaw for Ruxton Island

Planner Simpson provided her report. Discussion followed.

TH-019-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee direct staff to prepare a project terms of reference for endorsement, to include all of the associated islands in the Local Trust Area except Valdes Island.

CARRIED

TH-020-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee direct staff to draft an article or advertisement for the "Ruxton Island Review" for review by the Local Trust Committee

CARRIED

TH-021-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee direct staff to draft a mail-out to property owners including a survey on preferred engagement method and community goals for review by the Local Trust Committee.

CARRIED

9.3 Advisory Planning Commission Bylaw Update

Planner Simpson shared her report on the Advisory Planning Commission Bylaw. Discussion followed.

TH-022-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee give first reading to the draft Bylaw No.91, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012."

CARRIED

TH-023-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee give second reading to proposed Bylaw No.91, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012."

CARRIED

TH-024-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee give third reading to proposed Bylaw No.91, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012."

CARRIED

TH-025-2012 It was **MOVED** and **SECONDED** that the Thetis Island Local Trust Committee refer proposed Bylaw No.91 cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012" to the Executive Committee.

CARRIED

10. REPORTS

10.1 Work Program Reports

Top Priorities and Projects Report dated April 2, 2012 was received for information. Discussion followed.

10.2 Applications Log

The Applications Log report dated April 2, 2012 was received for information. Discussion followed.

10.3 Trustee and Local Expenses

10.3.1 Expense report posted to February 23, 2012

10.3.2 Expense report posted to March 31, 2012

Received for information. Trustee French will draft a proposed breakdown of the local expense account budget for 2012/13.

10.4 Chair's report

Chair Hancock reported that former Chair Gary Steeves had been elected to the Executive of the Association of Vancouver Island Coastal Communities.

10.5 Trustee's report

10.5.1 Trustee Luckham's report

Trustee Luckham reported that he had attended the Association of Vancouver Island Coastal Communities conference.

10.5.2 Trustee French's report

Trustee French reported that she would be participating in an up-coming oil spill response exercise.

10.6 Advisory Planning Commission Report

There was no report to be delivered.

11. NEW BUSINESS

11.1 Memorandum dated February 21, 2012 from David Marlor, Director of Local Planning Services regarding a strategic approach to Islands Trust Communications.

Received for Information

11.2 Bylaw Enforcement

Discussion of this item was deferred to the next meeting.

11.3 Islands Trust Fund's 'The Heron' publication

Trustee Luckham brought forward for consideration potential funding for 'The Heron' to be distributed on Thetis Island.

12. BYLAWS

None

13. ISLANDS TRUST WEBSITE

13.1 Thetis Island Webpage

This item was deferred to the next meeting.

14. CLOSED MEETING

No closed meeting took place.

15. RECALL TO ORDER

Not required

16. TOWN HALL

Ernie Hunter spoke to his appreciation of how the Riparian Areas Regulation issue was handled at the meeting.

17. NEXT MEETING DATES

The next business meeting date is Wednesday, May 23, 2012 at 1:30 pm at the Thetis Island Community Centre (Forbes Hall) North Cove Road, Thetis Island, BC.

18. ADJOURNMENT

The Thetis Island Local Trust Committee meeting was adjourned at 4:20 pm.

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Chair **Recorder**