



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: February 11, 2020
Location: Royal Canadian Legion
 9775 Chemainus Road, Chemainus, BC

Members Present: Laura Patrick, Chair
 Doug Fenton, Local Trustee
 Peter Luckham, Local Trustee

Staff Present: Marnie Eggen, Island Planner
 Warren Dingman, Bylaw Enforcement Manager
 Sarah Shugar, Recorder

Others Present: 5 members of the public

1. CALL TO ORDER

Please note the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.

Chair Patrick called the meeting to order at 9:03 am. She introduced herself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory.

2. APPROVAL OF AGENDA

The following supplemental item was presented for consideration:

3.3 Electoral Area Director's Report

By general consent, the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Fenton reported on the following:

- Attended several meetings with the Islands Trust Conservancy Fund Development Advisory Committee (FDAC) regarding funding opportunities for the Islands Trust Conservancy.
- Trust Council adopted the Strategic Plan for the 2018 – 2022 term at the December 2019 Trust Council meeting.
- Attended a Trust Programs Committee meeting.
- Jollity Farm is in the process of submitting a Farm Credit Canada (FCC) AgriSpirit Fund Grant Application for a new composting facility on Thetis Island.
- A park bench at the end of Pilkey Point Road was vandalized.

Trustee Luckham reported on the following:

- Attended a meeting regarding a proposed shellfish aquaculture Crown Land lease that was hosted by the proponent. The application proposes a new form of geoduck aquaculture over an 18-hectare area in Preedy Harbour between Thetis Island, Dayman Island and Scott Island. There were approximately 12 members of the public in attendance. An application has not been received at this time.
- Attended several meetings regarding updating the Islands Trust Policy Statement including consultation with First Nations.
- Attended several meetings regarding the Islands Trust 2020/2021 draft budget and noted the Islands Trust is mandated to preserve and protect the islands' unique amenities and environment for the benefit of residents of the trust area and all British Columbians.

Planner Eggen reported staff recommended the applicant hold a Community meeting prior to submitting an application to gain an understanding of community opinion before submitting a rezoning application.

3.2 Chair's Report

Chair Patrick reported on the following:

- The next Trust Council will be held March 10-12, 2020 on Salt Spring Island and the deadline for delegation requests is February 17, 2020. Members of the public can address Trust Council at the Town Hall portion of the meeting and public submissions can still be submitted as correspondence.
- The online survey regarding the 2020/2021 budget closed on February 9, 2020.

3.3 Electoral Area Director's Report

The Cowichan Valley Regional District Area G Saltair/Gulf Islands Director Report submitted by Lynne Smith Area G Director was received for information.

By general consent, the Thetis Island Local Trust Committee requested staff to post the Electoral Area Director's report to the website.

TH-2020-001

It was **MOVED** and **SECONDED**

that the Thetis Island Local Trust Committee request staff to add a standing resolution that the Cowichan Valley Regional District Area G Saltair/Gulf Islands Director Report reports will be posted to the website.

CARRIED

4. TOWN HALL

Chair Patrick introduced the Town Hall portion of the Agenda and asked people to be respectful, speak to the issues, not to individuals.

A member of the public expressed concern regarding community information meetings hosted by proponents to receive initial feedback from the public such as a meeting hosted by TELUS Communications and a recent meeting hosted by an aquaculture lease proponent. The individual stated that there may be public perception that the Islands Trust sponsored the

community information meetings and requested that staff communicate the intent of the community information meetings to the public. He also reported receiving notification from the Cowichan Valley Regional District regarding a review of the CVRD Official Community Plan (OCP) entitled "What is the Future of Your Electoral Area". Concern was expressed that two of the public consultation meetings had already been held prior to the notice being received.

A member of the public expressed appreciation to Planner Eggen for her response regarding the materials submitted concerning the proposed TELUS Communications tower and asked where redacted comments may be viewed. Planner Eggen encouraged the individual to email her for further information.

TH-2020-002

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to inquire of the Cowichan Valley Regional District regarding how Thetis Island will be included in their ongoing Official Community Plan review.

CARRIED

5. MINUTES

5.1 Local Trust Committee Minutes dated November 19, 2019 - for Adoption

By general consent, the Thetis Island Local Trust Committee meeting minutes of November 19, 2019 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report dated February 3, 2020

Received.

5.3 Advisory Planning Commission Draft Minutes dated January 23, 2020 - for receipt

Received.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated February 3, 2020

Received.

Planner Eggen stated there was a question whether the Islands Trust can be involved in an Agrispirit Grant Application for the Thetis Island Community Compost Centre and it has been determined that the Islands Trust will not be involved in supporting the grant application.

Planner Eggen reported staff communicated with Jim Chisholm, Penelakut Band Manager to advise that the Thetis Island Local Trust Committee has requested TELUS Communications to suspend the communications information meeting and any further work on the proposed TELUS Tower until engagement with Penelakut Tribe has occurred and that the Thetis Island Local Trust Committee would like to meet with the Penelakut Council to discuss land use on Thetis Island.

Trustee Fenton requested staff to notify Trustees when meetings are taking place to keep Trustees up to date regarding communications.

6.2 Proposal for a Thetis Island Official Community Plan Engagement Strategy (Received August 20, 2019 from Lesley Buhr for Concerned Residents of Thetis Island)

Trustees expressed appreciation to the Concerned Residents of Thetis Island for the correspondence and noted the importance for all LTCs to engage in a policy- directed method of public engagement and acknowledged that communications with First Nations is fundamentally important. Support was expressed for consideration of other models of public communications and that the policy review must include public engagement policy and that public engagement should be specific to the work.

7. APPLICATIONS AND REFERRALS

7.1 Salt Spring Island Local Trust Committee Referral - Request for Response regarding Bylaw No. 471

The Salt Spring Island Bylaw No. 471 Referral was received.

TH-2020-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee indicate that their interests regarding Salt Spring Island Bylaw No. 471 are not affected.

CARRIED

7.2 Salt Spring Island Local Trust Committee Referral - Request for Response regarding Bylaw No. 518

The Salt Spring Island Bylaw No. 518 Referral was received.

TH-2020-004

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee indicate that their interests regarding Salt Spring Island Bylaw No. 518 are not affected.

CARRIED

7.3 Galiano Island Local Trust Committee Referral - Request for Response regarding Bylaw No. 271

The Galiano Island Bylaw No. 271 Referral was received.

TH-2020-005

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee indicate that their interests regarding Galiano Island Bylaw No. 271 are not affected.

CARRIED

The Trustees expressed support for the referral process to continue.

Trustee Luckham declared conflict of interest regarding item 7.4 and left the meeting at 10:02 a.m.

7.4 TH-SUB-2019.1 (Hyatt and Caldbeck (Tarris) - 158 Klahowya Road, Thetis Island) - Staff Report

Planner Eggen presented a staff report dated January 14, 2020 regarding a request to waive the 10 percent parcel frontage requirement for a 2-lot Conventional Subdivision.

There was a question regarding whether both driveway accesses would be used following the subdivision. The applicant reported both of the driveway accesses are currently in use and would continue to be used following subdivision.

TH-2020-006

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee waive Section 2.6.7 of the Thetis Island Land Use Bylaw No. 89, 2011 requiring that the frontage of any lot in a proposed subdivision to be at least 10 percent of its perimeter, in order to allow a proposed 2 Lot Conventional Subdivision of Lot 1, District Lot 15, Thetis Island, Cowichan District, Plan 35106.

CARRIED

Trustee Luckham returned to the meeting at 10:09 a.m.

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Riparian Areas Regulation Project - verbal update

Planner Eggen reported the LTC has requested staff to draft bylaws to implement a development permit area to ensure protection of freshwater ecosystems in the Ralston Creek watershed. The draft bylaws will most likely be considered at the next Thetis Island Local Trust Committee meeting.

9. DELEGATIONS - None

10. CORRESPONDENCE - None

Correspondence received concerning current applications or projects is posted to the LTC webpage.

11. NEW BUSINESS

11.1 Thetis Island Community Association - Invoices for Islands Trust Link on Webcam 2019 and 2020

The invoices were presented. It was noted the webcam monitors the ferry loading area.

TH-2020-007

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee submit invoice number 2019030622 and invoice number 2020012122 concerning the webcam link on thetisland.net to be paid out of the Local Trust Committee's communications budget.

CARRIED

12. REPORTS

12.1 Trust Conservancy Reports dated October and December 2019

Received.

12.2 Applications Report dated February 3, 2020

Received.

12.3 Trustee and Local Expense Report dated November 2019

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage - none**13. WORK PROGRAM****13.1 Top Priorities Report dated February 3, 2020**

Received.

There was a question regarding the Model Strategy for Antenna Systems. Planner Eggen reported the LTC referred the Antenna Systems Protocol report to the Advisory Planning Commission (APC) for comment and the APC comments are provided in the January 23, 2020 APC meeting minutes included in today's agenda package.

In discussion regarding the Model Strategy for Antenna Systems, the following comments were noted:

- Page 10, Item 2 – Responding to the Public - add “a record of the response by phone or discussion must be included in the response record”.
- Page 10, Item 3 - Public reply Comments – add a new bullet that reads “What will the radiation energy impacts be at any given property?”
- Page 11, Item 4 – Concluding Consultation - Need clarification regarding Concluding Consultation.
- Page 13 – Addressing the Limitation of the Innovation, Science and Economic Development Canada's (ISED) Default Process – bullet 3 add “that the Local Trust Committee must be notified”.
- Page 21 – Step 1: Pre-Consultation – third bullet – rephrase “the proponent may offer to host a community workshop to provide options and invite feedback on possible solutions, although not necessary” to state that it be required.
- Page 24 - Step 3: Public Consultation – fourth bullet - be specific to replace “Community Associations” with “Thetis Island Community Association, Thetis Island Ratepayers Association and First Nations”.
- Page 26 – Item 5 - Public Information Session – introductory paragraph - specify Town Hall including Q&A.

TH-2020-008

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to amend the Model Strategy for Antenna Systems to include the Advisory Planning Commission referral recommendations as noted in the January 23, 2020 Advisory Planning Commission meeting minutes and the Local Trust Committee comments.

CARRIED

TH-2020-009

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to add the Antenna Siting Use Policy to the projects list with the recommendation for the amendments.

CARRIED

Bylaw Enforcement Manager (BEM) Warren Dingman arrived at the meeting at 10:52 a.m.

13.2 Projects List Report dated February 3, 2020

Received.

TH-2020-010

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee add a plan for improving community engagement and participation in Islands Trust work through the adoption of a public and First Nations engagement policy and practice to the projects list.

CARRIED

14. CLOSED MEETING

14.1 Motion to Close the Meeting

TH-2020-011

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) (a), (d) and (f) for the purpose of considering Appointment of Advisory Planning Commission Members, Adoption of In-Camera Meeting Minutes dated November 19, 2019 and Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

The meeting closed to the public at 11:04 a.m.

14.2 Recall to Order

TH-2020-012

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee reopen this meeting to the public subject to Section 89 of the Community Charter.

CARRIED

The meeting reopened to the public at 11:35 a.m.

14.3 Rise and Report

The Thetis Island Local Trust Committee reappointed Deb Wilson, Lynda Poirier, Ann-Marie Koeppen, Patrick Mooney, Mary Forbes, Veronica Shelford and Ryan Sharp to the Thetis Island Advisory Planning Commission for a term of two (2) years.

15. UPCOMING MEETINGS

The Next Regular Meeting is scheduled for Tuesday, April 14, 2020 at 9:00 a.m. at the Royal Canadian Legion, Chemainus Branch 191, 9775 Chemainus Road, Chemainus.

16. ADJOURNMENT

By general consent the meeting was adjourned at 11:36 a.m.

Laura Patrick, Chair

Certified Correct:

Sarah Shugar, Recorder