



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: July 4, 2023
Location: Electronic Meeting

Members Present: Tobi Elliott, Chair
 Peter Luckham, Local Trustee
 Ken Hunter, Local Trustee

Staff Present: Renée Jamurat, Regional Planning Manager
 Marlis McCargar, Island Planner
 Warren Dingman, Bylaw Compliance & Enforcement Manager
 Vicky Bockman, Recorder

Others Present: There were no members of the public and no members of the media in attendance.

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 Elliott called the meeting to order at 9:30 am. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She introduced herself, Trustees, staff and recorder; and noted that this meeting was being live streamed and recorded.

2. APPROVAL OF AGENDA

Trustee Luckham explained that he is participating in today's Local Trust Committee (LTC) meeting from Vancouver where he is attending the court hearing regarding Lot 88 as he considered it important that a representative from the Islands Trust attend this hearing. He requested that agenda item 10.2 late correspondence and agenda item 11.1 regarding payment of expenses relating to this travel be placed on today's agenda. He advised that his availability at this LTC meeting may be interrupted depending on the court docket.

The following additions to the agenda were presented for consideration:

- 10.2 Correspondence dated July 2, 2023 from Wendy Hinsperger, Acting President Thetis Island Residents' and Ratepayers' Association, regarding Lot 88;
- 11.1 Expenses Related to attendance of Court Hearing regarding Lot 88 Pilkey Point Road.

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Hunter reported on the following:

- he has been hearing many inquiries regarding the court hearing of Lot 88; and
- he will be attending a Ferry Advisory Committee meeting later today where discussion will include BC Ferries refit of the MV Kuper and schedule for the MV Kahloke.

Trustee Luckham reported on the following:

- he observed that the Lot 88 situation continues to be of concern to the community;
- after consultation with BC Ferries, beach access adjacent to the ferry terminal that traverses over buried remains of the Penelakut Tribe has now been fenced; however, there is no sign which was intended to be created in consultation with the Penelakut Tribe; and
- he attended Trust Council last week.

3.2 Chair's Report

Chair Elliott reported on the following:

- Trust Council on Gabriola Island last week included informative field trips; a well-run exercise to consider strengths, opportunities, threats and challenges in the Trust Area with an analysis of how to approach solutions; a discussion of the current Strategic Plan which will continue as an interim step for next year with the addition of the Corporate Planning process as a priority and a focus on land use projects rather than advocacy with a deeper strategic planning process to occur next year; and she observed the value of connections and discussions held with in-person Trust Council meetings;
- She attended a Regional Planning Housing Committee session, working on a tool kit of housing solutions that LTCs can draw upon which is now in draft stage and will include tested approaches, frameworks, and templates to help avoid duplication throughout the Trust Area.

3.3 Electoral Area Director's Report - none

4. PUBLIC COMMENTS - none

5. MINUTES

5.1 Local Trust Committee Minutes dated April 18, 2023 - for Adoption

By general consent the Local Trust Committee meeting minutes of April 18, 2023 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report

Received for information.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 23, 2023

Received for information.

7. APPLICATIONS AND REFERRALS - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 OCP/LUB Marine Areas Review Project - Endorsement of Project Charter - Staff Report

Planner McCargar presented the Staff Report that provides background, engagement information, mapping, and asks the LTC to consider endorsement of the draft Project Charter.

Trustees discussed the draft Project Charter consultation options and timeline, with no changes or additions suggested.

TH-2023-016

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee endorse the Project Charter, dated July 4, 2023 for the Official Community Plan (OCP) and Land Use Bylaw (LUB) Marine Areas Review project.

CARRIED

8.2 Consideration of Housing Review Project as the Local Trust Committee Major Project - for discussion

Trustee Hunter commented that many constituents are expressing concern with the lack of affordable housing on Thetis Island. He proposed that the LTC might consider shifting the LTC's Major Project from the Shoreline and Coastal Protection Review to a Housing Review.

Discussion on the proposal included the following:

- The Shoreline and Coastal Protection review project has been on the Work Program for some time with engagement already having occurred with the Penelakut Tribe and Lyackson First Nation.
- The Regional Planning Committee (RPC) is currently developing tools and framework for potential housing solutions that can be used Trust-wide; and will be working on updating the Housing Needs Assessment next year.
- Information on specific housing needs for Thetis Island is needed to inform a Housing Review project; although it is thought that there is a need for alternative housing units and ferry worker workforce housing.
- Trustees supported retaining a Housing Review as a Future Project at this time with the addition of points identified through this discussion.

TH-2023-017

It was MOVED and SECONDED,

that the scope under the Future Projects list “Housing” include:

- Strategies for alternative housing units;
- Ferry workers workforce housing; and
- Potential for rezoning areas that are suitable for increased density.

CARRIED

8.3 Thetis Island Shoreline and Coastal Protection Review Project – Staff Report

Planner McCargar outlined the Memorandum that provides background, a draft Project Charter for discussion, and asks the LTC to consider and reaffirm its interest in creation of the business case necessary for Major Projects, given that the RPC is fully committed to ongoing Major Projects for the 2024/25 fiscal year.

Discussion of options to advance the project included the following:

- Staff suggested that proceeding with the review as a Minor Project and split over three years could be possible, but proposed that this project might be best approached as a Trust-wide project through the RPC.
- A Trustee proposed that community engagement and discussion that focuses on how shoreline protection might be improved would be valuable as a next step to gauge the community’s desire to advance this as a Major Project. The session might utilize existing material, maps showing erosion, information on Green Shores best practices, setbacks and opportunities for Development Permit Areas.
- An approach was supported that refers the project to the RPC as a Major Project while creating a Minor Project specifically for community discussion.

TH-2023-018

It was MOVED and SECONDED,

that the Shoreline and Coastal Protection Review Project be moved to a Minor Project that would involve dissemination of available information and community discussion.

CARRIED

Trustees confirmed that this new Minor Project would follow after the Un-Zoned Marine Areas project is completed.

Trustee Luckham indicated his support for a motion that would refer the Shoreline and Coastal Protection review project to the RPC.

Trustee Luckham left the meeting at approximately 10:50 am.

TH-2023-019

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request the Regional Planning Committee to include the Thetis Local Trust Area in a Regional Review and indicate its strong interest in Shoreline protection Planning and Zoning for the Trust Area.

CARRIED

Chair Elliott proposed that further engagement and relationship-building with the Penelakut Tribe and Lyackson First Nation be continued as opportunities become available.

9. DELEGATIONS - none

10. CORRESPONDENCE

10.1 Email dated April 17, 2023 from various regarding Lot 88 Pilkey Point Road

Emails from Kelly and Ron Bannister, Peter and Anne Barr, Tracy and Mark Higgins, Ron and Eleanor Vandergaag, and Pat English were received for information.

10.2 Correspondence dated July 2, 2023 from Wendy Hinsperger, Acting President Thetis Island Residents' and Ratepayers' Association regarding Lot 88

Received for information.

11. NEW BUSINESS

11.1 Expenses Related to attendance of Court Hearing regarding Lot 88 Pilkey Point Road

TH-2023-020

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee provide funds to Trustee Luckham to travel to Vancouver to attend the court hearing regarding Lot 88 on Thetis Island.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report

Chair Elliott provided a brief report, noting the new conservation area on Lasqueti Island and the new Conservancy board members.

12.2 Applications Report dated June 23, 2023

Received for Information.

12.3 Trustee and Local Expense Report dated May, 2023

Received for Information.

12.2 Applications Report dated June 23, 2023

Received for Information.

12.4 Adopted Policies and Standing Resolutions

Received for Information.

12.2 Applications Report dated June 23, 2023

Received for Information.

12.5 Local Trust Committee Webpage

No changes or additions were requested.

13. WORK PROGRAM

13.1 Active Projects Report dated June 23, 2023

This was discussed at agenda item 8.3 where the Shoreline and Coastal Protection Review Project was moved to a Minor Project that would involve dissemination of available information for community discussion, with the Un-Zoned Marine Areas project remaining as the top priority Minor Project.

13.2 Future Projects Report dated June 23, 2023

Received for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, September 5, 2023 at 9:30 am at Forbes Hall Community Centre, North Cove Road, Thetis Island, BC

Trustees confirmed the next regular meeting schedule date, time, and location.

15. CLOSED MEETING

15.1 Motion to Close the Meeting

TH-2023-021

It was MOVED and SECONDED,

that that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(f) and (g) for the purpose of considering:

(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and

(g) litigation or potential litigation affecting the municipality

and that the recorder and staff attend the meeting.

CARRIED

The meeting closed to the public at 11:03 am.

Trustee Hunter left the meeting at approximately 11:12 am due to technical difficulties.

Trustee Luckham returned to the meeting at 11:23 am.

15.2 Recall to Order

The meeting reconvened at 11:23 am.

15.3 Rise and Report - none

16. ADJOURNMENT

By general consent the meeting was adjourned at 11:23 am.

Tobi Elliott, Chair

Certified Correct:

Vicky Bockman, Recorder