



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: February 6, 2024
Location: Forbes Hall Community Centre
 North Cove Road, Thetis Island, BC

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

Staff Present: Margot Thomaidis, Planner 2
 Sonja Zupanec, Island Planner (attended electronically)
 Vicky Bockman, Recorder (attended electronically)

Others Present: There was approximately one (1) member of the public 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 9:33 am. She welcomed the public and introduced herself, Local Trustees, staff and recorder. She acknowledged that the meeting was being held on the traditional territory of the Coast Salish First Nations, and noted that the Thetis Island Local Trust Committee (LTC) is committed to reconciliation and relationship building with First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Hunter reported on the following:

- The MV Kuper has been renamed, with the new name having been chosen by the Penelakut Tribe. The ferry is back in service and crewing issues solved.
- The thefts occurring on-island have now ceased and an arrest has been made.
- A rabbit was sighted loose outside on-island; a matter of concern should it multiply.

Trustee Luckham reported on the following:

- He attended a Thetis Island Community Meetings (TICA) forum regarding an ongoing initiative to actively move forward in the process of reconciliation.
- Last week he attended a LTC meeting on Gambier Island where discussion included the housing legislation changes that are also presented in this meeting's agenda for discussion.
- He attended the Salish Sea Symposium hosted by Transport Canada, where the discussion included advancing work in collaboration with First Nations on the many significant marine issues.
- Preparation is in process for the next Trust Council meeting which will be held in March.

3.2 Chair's Report

Chair Elliott reported on the following:

- She attended a Southern Gulf Islands Forum in September where discussion included an interest in managing waterways in a national marine conservation area with a First Nations perspective and derelict/abandoned vessel remediation funding.
- Trust Council meeting in March will include discussion of adoption of the 2024/25 budget and how to address all the needs and challenges in the Trust Area in an equitable way.
- Islands Trust is grateful to the Province for agreeing to the request for a grant to update the Housing Needs Assessment, thereby eliminating the need to source funding for this through property taxes.
- The Financial Planning Committee has been discussing the budget.
- Islands Trust Chief Administrative Officer Russ Hotsenpiller will be retiring in June and a Hiring Committee is working on the terms of reference, vision, and various aspects of the position in consideration of a replacement.
- She Chaired a LTC meeting on South Pender Island where a First Nation Hereditary Chief opened the meeting and provided a presentation on topics of interest. She suggested that this might be considered for a Thetis Island LTC meeting in the future.

3.3 Electoral Area Director's Report - None

4. PUBLIC COMMENTS

- Gordon Prescott, President of the Thetis Island Residents' and Ratepayers' Association commented that the residents of Thetis Island should have input into the discussion of Provincial housing regulation changes. Additionally he raised concern that Thetis Island is linked with budget items which are not being used on this island, and suggested that boundary changes based on similar uses of budget would make sense.
 - Trustee Luckham invited the speaker to a conversation outside of this meeting to discuss and clarify how the Regional District and Islands Trust share

jurisdictional authority in this matter, particularly as it affects the recreational component of the budget.

5. MINUTES

5.1 Local Trust Committee Minutes dated November 7, 2023 - for Adoption

TH-2024-001

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee adopt the minutes dated November 7, 2023.

CARRIED

5.2 Section 26 Resolutions-Without-Meeting Report dated January 30, 2024

Received for information.

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated January 30, 2024

- In response to a Trustee’s inquiry, it was unknown if a response or comment from the Ministry of Forests has been received relating to November 7 Activity 3 issuance of the aquaculture lease. Staff responded that they will research and report back.
- Trustee Luckham will continue to pursue September 5 Activity 1 inviting a First Nations elder to open a future LTC meeting.
- Staff requested direction for how to proceed with November 7 Activity 1 regarding the draft Protocol Agreement with Cowichan Valley Regional District. Trustees supported reconsideration of a Letter of Understanding or Protocol Agreement that addresses current issues, and confirmed that a preliminary meeting with the new Regional Director to identify the scope of amendments would be warranted.

TH-2024-002

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request Trustee Luckham to contact Director McClinton and invite him to the next Local Trust Committee meeting; and if that is not possible that staff be requested to schedule a Special Electronic Meeting to scope out topics and renewal of the Protocol Agreement with the Area Director.

CARRIED

7. APPLICATIONS AND REFERRALS - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Minor Project: Referral Responses for Proposed Bylaw Nos. 113 (Official Community Plan) and 114 (Land Use Bylaws) – Memorandum

Planner Thomaidis presented the memorandum that provides the LTC with bylaw referral responses from First Nations, agencies and the Advisory Planning Commission received to date for Proposed Bylaw Nos. 113 and 114. She responded to questions from Trustees regarding referral responses from First Nations and Fisheries & Oceans Canada.

Options for moving forward with a Community Information Meeting and Public Hearing were considered, and it was suggested that an electronic meeting held in the evening would be well received by the community. Trustees discussed a preference for holding these meetings before the end of March if possible.

TH-2024-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to schedule an electronic Community Information Meeting and Public Hearing with respect to proposed Bylaw Nos. 113 and 114 changes, to be held in the evening prior to the next Local Trust Committee meeting.

CARRIED

9. DELEGATIONS - none

10. CORRESPONDENCE - none

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

Trustees acknowledged that a late piece of correspondence came in recently, however, it will be received and added to the next regular business meeting agenda in order to provide time for it to be reviewed.

11. NEW BUSINESS - none

12. REPORTS

12.1 Housing Statute Changes to British Columbia Legislation – Memorandum

The meeting paused due to technical difficulties at 10:40 am and resumed at 10:44 am.

Planner Zupanec provided context and clarification of housing statute changes to BC legislation with preliminary analysis for LTC consideration of possible next steps and how to align with Provincial legislation. The presentation included an overview of new legislation affecting short term rental accommodation and housing statutes, potential opportunities and Thetis Island LTC implications. Due to technical difficulties, Trustees did not hear or see the Planner's presentation, but the presentation was broadcast as part of the livestream.

Trustees considered the background and speaking notes for Bill 44 and Bill 35 and determined that more time to consider the information would be necessary prior to a decision on an opt-in resolution.

TH-2024-004

It was MOVED and SECONDED,

that the Housing Statute Changes to British Columbia Legislation Memorandum be forwarded to the Advisory Planning Commission for information.

CARRIED

12.2 Trust Conservancy Report

The Chair provided a verbal update:

- Annual update on the status of all protected areas has been received.
- Minister of Municipal Affairs did not approve the interim three-year regional conservation plan. ITC is required to submit a 5-year regional conservation plan, which expired in December 2020. The interim plan was returned as it does not include enough input from First Nations. The annual budget request has increased to \$18,000 in order for ITC to re-do a plan that has more First Nations input.

12.3 Applications Report - none

12.4 Trustee and Local Expense Report dated December, 2023

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 Local Trust Committee Webpage

No changes were requested at this time.

13. WORK PROGRAM

13.1 Active Projects Report dated January 30, 2024

Received for information.

13.2 Future Projects Report dated January 30, 2024

Received for information.

14. UPCOMING MEETINGS

14.1 2024 Thetis Local Trust Committee Meetings - Designate in-person and electronic

2024 Meeting dates: April 30, 2024, July 9, 2024, September 10, 2024, and November 12, 2024

Trustees considered the benefit of electronic meetings. A Trustee reported that he is unavailable between the dates of July 5-16 to attend a scheduled LTC meeting. LTC members suggested that the July 9 meeting might be rescheduled.

TH-2024-005

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee meetings of April 30, September 10, and November 12, 2024 be held electronically; and that the Local Trust Committee requests staff to reschedule the July 9 meeting to a date outside of July 5-16, 2024 and report back with options.

CARRIED

14.2 Next Regular Meeting Scheduled for Tuesday, April 30, 2024 at 9:30 am to be held electronically.

15. ADJOURNMENT

By general consent the meeting was adjourned at 10:51 am.

Tobi Elliott, Chair

Certified Correct:

Vicky Bockman, Recorder