



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: July 2, 2024

Location: Electronic Meeting

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

Staff Present: Renée Jamurat, Regional Planning Manager
Margot Thomaidis, Planner 2
Carly Bilney, Recorder

Others Present: There were approximately 6 members of the public in attendance.

1. CALL TO ORDER

Chair Elliott called the meeting to order at 9:35 a.m. She acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 10.1 Correspondence from Lynne Smith
- 11.2 Advisory Planning Commission Appointments

By general consent, the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Luckham expressed gratitude for being able to live and work in the territory of the Coast Salish people. He commented on recent work related to strategic planning undertaken at the Islands Trust.

Trustee Hunter reported that all 30 people he canvassed about the Sue Big Oil initiative were opposed to joining the class action lawsuit, and noted that the issue will be discussed at the September meeting of the Local Trust Council.

3.2 Chair's Report

Chair Elliott reported the following:

- Many attendees at the recent Trust Council meeting expressed a desire to see the Islands Trust uphold the mandate to protect and preserve the environment; many speakers also commented on the lack of housing;

ADOPTED

- The Regional Planning Committee has been working to bring greater clarity to bylaw enforcement policy; the resulting policy update will go to each Local Trust Committee in about six months;
- A recently held session about species at risk included speakers who highlighted why the topic is an important education piece for property owners in the Islands Trust area, where 67% of the land is held in private ownership and 27 species at risk have critical habitat;
- Member of Legislative Assembly Adam Olsen addressed Trust Council and spoke about how to enact the mandate of the Islands Trust while respecting the concerns of First Nations; and
- Julia Mobbs has begun work as the interim Chief Administrative Officer for the Islands Trust while a permanent candidate is sought.

3.3 Electoral Area Director's Report – none

4. PUBLIC COMMENTS

A member of the public made the following comments:

- He was asked by several associations to look at property taxes relative to the benefits received on Thetis Island, and has completed the report (which is available on <https://thetisisland.net/>) and would now like to engage with the Islands Trust.

Trustee Luckham responded that he is happy to engage on the topic further.

The same member of the public also commented that grants-in-aid are subjective and create inequities and there is need for transparent rationale to explain why one area receives a grant while another does not.

5. MINUTES

5.1 Local Trust Committee Minutes dated April 30, 2024 – for adoption

By general consent, the Local Trust Committee meeting minutes of April 30, 2024 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report – none

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated June 25, 2024

Received for information. Chair Elliott commented on the need to write a letter to the Cowichan Valley Regional District regarding the draft Protocol Agreement. Planner noted that no response has been received regarding the agriculture lease.

7. APPLICATIONS AND REFERRALS – none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Bylaw Nos. 113 (OCP) and 114 (LUB) Adoption – Staff Report

ADOPTED

Planner Thomaidis reviewed the staff report. Discussion ensued and comments were made that approval of the proposed bylaws by the Minister of Municipal Affairs is a testament to the authority of the Islands Trust and the Thetis Island Local Trust Committee.

TH-2024-016

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023,” be adopted.

CARRIED

TH-2024-017

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee Bylaw No. 114, cited as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023,” be adopted.

CARRIED

TH-2024-018

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee forward the recently adopted Bylaws No. 113 and 114 to the Ministry of Environment in reference to the rezoning application that has been recently rejected by the Thetis Island Local Trust Committee, and include a cover letter written by the Chair.

CARRIED

9. DELEGATIONS

9.1 CityWest and Ministry of Citizens' Services – Connectivity Division – Connected Coast Proposal

A delegation representing CityWest and the Strathcona Regional District outlined the Connected Coast Project that aims to bring high-speed internet connectivity to rural and remote communities in British Columbia via a fibre-optic cable network. It was noted that work is underway for planning and permitting in the Gulf Islands.

Discussion ensued and the following comments were made:

- Local Trust Committees will appreciate if CityWest and its partners undertake the rezoning application process without expecting to be prioritized over other work;
- Long-term planning should be considered thoroughly so Local Trust Committees can make informed decisions; and
- A spokesperson from CityWest noted the applications regarding amendments to marine zoning have been submitted; staff noted this would be a bylaw text amendment that follows the same type of application process as an amendment to the Land Use Bylaw.

10. CORRESPONDENCE

ADOPTED

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

10.1 Correspondence from Lynne Smith

Trustee Luckham commented on correspondence received from Lynne Smith, former director of the Cowichan Valley Regional District's Area G. Discussion ensued and the following comments were made:

- It is important that there be fairness in how funding is made available for one island versus another;
- The fire protection brigade on Ruxton Island is not a substantially recognized fire service provider, and their wildfire protection need is as valid and important as any rural community;
- The Ruxton Island community has little or no opportunity to access funding, though they contribute taxes;
- If there was a significant fire on Ruxton Island the damage could be significant;
- Director McClinton spent considerable time to understand the issues on Ruxton; and
- It is the work of the Cowichan Valley Regional District director to balance the needs of the communities, and questions about whether the community should raise funds for water tanks or if they could be funded by grants-in-aid should be directed to him.

11. NEW BUSINESS

11.1 Connected Coast Proposed Project on Valdez Island – Verbal Staff Report

Planner Thomaidis reported on the Connected Coast Project on Valdez Island and noted rezoning the marine area would take about 6-12 months. She asked if the Local Trust Committee wants to expedite the application process by prioritizing it above other projects. Trustee Luckham responded that the Local Trust Committee can address the urgency of the project when it reviews the application.

11.2 Advisory Planning Commission Appointments

Planner Thomaidis noted the terms of the Thetis Island Advisory Planning Commission members expired on May 3rd, 2024.

TH-2024-019

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee request staff to:

- a) Send letters to members of the Advisory Planning Commission whose terms expired on May 3, 2024, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and

- b) Advertise for public expressions of interest for new members.

CARRIED

12. STAFF REPORTS

12.1 Trust Conservancy Report dated March, 2024

ADOPTED

Received for information. It was noted that Carolyn Stewart has been hired as Acting Islands Trust Conservancy Manager while Kate Emmings takes a temporary assignment at the British Columbia Conservation Data Centre.

12.2 Trust Conservancy The Heron, Spring Edition

Received for information.

12.3 Applications Report – none

12.4 Trustee and Local Expense Report dated May, 2024

Received for information.

12.5 Adopted Policies and Standing Resolutions

Received for information.

12.6 Local Trust Committee Webpage

13. WORK PROGRAM

13.1 Active Projects Report dated June 25, 2024

Received for information.

13.2 Future Projects Report dated June 25, 2024

Received for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, September 10, 2024 at 9:30 a.m. at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

15. ADJOURNMENT

By general consent, the meeting was adjourned at 10:49 a.m.

Tobi Elliott, Chair

Certified Correct:

Carly Bilney, Recorder