



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: April 13, 2021
Location: Electronic Meeting

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

Staff Present: Heather Kauer, Regional Planning Manager
 Marnie Eggen, Island Planner
 Jaime Dubyna, Island Planner
 Wil Cottingham, Administrative Assistant
 Sarah Shugar, Recorder

Others Present: Lynne Smith, Cowichan Valley Regional District Area G Saltair / Gulf Islands Electoral Area Director
 Four 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 9:30 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

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 presented the following report:

- Expressed gratitude to live and work in Lyackson and Penelakut territory.
- Attended Trust Council electronic meetings held March 9 to 11, 2021.
- Attended an Islands Trust Conservancy meeting.
- Attended a Trust Programs Committee meeting regarding the Policy review project.

Trustee Luckham presented the following report:

- Expressed gratitude to live and work in Lyackson and Penelakut territory.
- Attended Transport Canada Oceans Protection Plan forum in February 2021 regarding marine issues including vessel traffic and anchorages. Trust Council has reaffirmed advocacy regarding vessel anchorages as a priority.
- Attended meetings with the Coastal Douglas-Fir Conservation Partnership.
- Attended Trust Council electronic meetings held March 9 to 11, 2021.
- Attended a meeting with Executive Committee and the Bowen Island Municipality regarding common interests and concerns.
- Attended a Community-to-Community meeting with First Nations regarding the Ganges Village Area Plan project and other issues of mutual interest.
- Expressed condolences to the family of Gabriola resident Chris Straw and acknowledged his work with the Gabriolans Against Vessel Anchorages.
- The Dead Boats Society and Salish Sea Industrial Services removed a derelict catamaran vessel from Preedy Harbour and will continue work to remove derelict vessels.

3.2 Chair's Report

Chair Patrick reported that she attended Trust Council electronic meetings held March 9 to 11, 2021. Trust Council affirmed the Islands Trust mandate contained in section 3 of the Islands Trust Act that includes protection of healthy and inclusive communities including housing and transportation. Trustee Patrick expressed support for Trustees' responsibility towards the constituency and the environment.

3.3 Electoral Area Director's Report

Director Smith reported the following:

- There was a flood at the CRD office located at 175 Ingram Street. Currently the office is closed and the reception area has been moved to the Cowichan Community Centre.
- The Thetis Island Wharf, Thetis Island Boat Launch and Thetis Island Solid Waste/Recycling services have been added to the CVRD Area G Budget insert this year. The insert is available on the CVRD website.
- The Province of BC is reviewing the *Emergency Program Act*. The new *Act* will have an impact on the CVRD Emergency Program Services. The Emergency Management BC (EMBC) Community Emergency Program Self Assessment Tool is available online.
- Thetis Island has very active volunteer groups that continue to work towards public awareness and Hazard Risk and Vulnerability Assessments (HRVA).
- A CVRD Housing Needs Assessment is available on the CVRD website.
- There has been no progress regarding the Thetis Island Wharf Grant. Thetis Island Wharf Reserve funds will be transferred into the Thetis Island Wharf 2021 budget for design costs in the near future. It was noted the window for this project is limited due to tides and weather.

The following comments and questions were noted:

- There was a suggestion to include the Thetis Island Ratepayers Association and Thetis Island Fire Department in planning the Thetis Island wharf repair project.

- There was a question regarding when the work would begin on the Thetis Island Wharf. Director Smith reported the design is in process and will determine the schedule for the work. She suggested an inter-agency meeting to address emergency services access and marine traffic.
- There was a question regarding whether construction materials would be stored on the wharf. Director Smith reported staff has not provided details regarding the storage of construction materials.

4. TOWN HALL

There were no speakers in the town hall portion of the meeting.

5. MINUTES

5.1 Local Trust Committee Minutes dated February 9, 2021 - for Adoption

By general consent the Local Trust Committee meeting minutes of February 9, 2021 were adopted.

5.2 Section 26 Resolutions-Without-Meeting Report dated March 29, 2021

Received.

5.3 Advisory Planning Commission Minutes – none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated April 7, 2021

Received.

7. APPLICATIONS AND REFERRALS

7.1 TH-OTH-2018.1 (Cypress Land Services on behalf of TELUS - 61 Pilkey Point Rd.) – Memorandum

Planner Eggen presented a memorandum dated April 7, 2021 respecting a request from the agent for TELUS regarding their 2018 submission to the Federal Ministry of Innovation, Science and Economic Development Canada (ISED) for the proposed 22.0 metre tower with a 4-foot microwave dish at 61 Pilkey Point Rd.

Representatives Chad Marlatt and Nicole Andreescu spoke to the application.

In discussion, the following questions were noted:

- There was a question regarding public consultation. Representative Chad Marlatt reported that previous public consultation included notification of approximately twelve neighbours, an open house event, advertisements in the local newspaper, a meeting with the Thetis Island Advisory Planning Commission and First Nations consultation.
- There was a question regarding whether any negative responses were received from neighbouring properties. Representative Chad Marlatt reported no negative responses have been received.
- There was a question regarding whether the proposal is for a microwave only with

no cell service. Representative Chad Marlatt reported the tower would have one microwave to back up services to Penelakut Island and Thetis Island.

- There was a question regarding the construction of the tower. Representative Chad Marlatt reported the tower design is small in stature and will be built behind existing infrastructure. The base of the tower will be approximately 3 feet across and the microwave would be approximately 4 feet across. Planner Eggen presented the original proposed site plan and elevation drawing with design specifications as provided by the applicant.
- There was a question regarding whether the tower would have a navigation light installed. Representative Chad Marlatt reported a navigation light is not required as the trees around the proposed tower are taller than the structure.

TH-2021-007

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee, in consideration of the letter of support from Penelakut Band, dated February 23, 2021, request that staff inform the proponent for the TELUS communications tower proposal located at 61 Pilkey Point Road, Thetis Island:

- a. The Local Trust Committee is satisfied with the Proponent's public consultation process and that the Proponent does not need to undertake further consultation with the public or First Nations;
- b. The Local Trust Committee concurs with the TELUS proposal to construct a communications tower provided it is constructed substantially in accordance with the plans submitted to the Islands Trust, dated July 10, 2018.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Thetis Island Riparian Areas Protection Regulation Implementation - Staff Report

Planner Eggen presented a staff report dated March 31, 2021 regarding Thetis Island Riparian Areas Protection Regulations

In discussion, the following questions and comments were noted:

- There was a question regarding an amendment to subsection 11.1.3 (g) – “conducted on the basis of advice from a Qualified Environmental Professional” (QEP). Planner Eggen reported the landowner would be required to provide documentation that the landowner has consulted with a QEP.
- There was a suggestion that communications regarding sensitive ecosystem protection need to be improved.

TH-2021-008

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” be read a second time.

CARRIED

TH-2021-009

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” be read a third time.

CARRIED

TH-2021-010

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

TH-2021-011

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee forward Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” to the Ministry of Municipal Affairs.

CARRIED

TH-2021-012

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” as follows:

- a. By deleting the text “in accordance with a restoration plan prepared by Qualified Environmental Professional” in subsection 11.1.3 (g) and replacing it with “in accordance with best management practices.”
- b. By adding the following information note directly after subsection 11.1.3 Exempted Activities: “INFORMATION NOTE: For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.”

CARRIED

TH-2021-013

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” be read a second time, as amended.

CARRIED

TH-2021-014

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” be read a third time.

CARRIED

TH-2021-015

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

By general consent the meeting was recessed at 11:03 a.m. and reconvened at 11:10 a.m.

9. DELEGATIONS - none

10. CORRESPONDENCE - none

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

11. NEW BUSINESS

11.1 Shoreline Protection Options - Memorandum - for discussion

Regional Planning Manager Kauer presented a memorandum dated April 1, 2021 regarding Shoreline Protection Options.

In discussion the following comments and questions were noted:

- The North Pender Island Local Trust Committee has advanced a coastal protection project.
- Support was expressed for the importance of public consultation.
- The Green Shores stewardship program was suggested as a resource. The CVRD Ocean Shoreline Protection Development Permit Area was suggested as a resource. It was noted CVRD Bylaw 2500 is the Official Community Plan for Area G Saltair only and does not include Area G Gulf Islands.
- There was a question regarding development potential on shoreline properties. It was noted older homes and cottages on existing lots are being replaced by larger homes and added infrastructure such as docks. Thetis Island has a development potential map dated 2009 and specifies there are 113 lots for potential development.
- K'ómoks First Nation has developed its own permitting process. Hornby Island and Denman Island development applications are referred to the K'ómoks First Nation.
- Thetis Island has a protocol agreement for building permit referrals with the CVRD.
- There was a suggestion to engage First Nations in the early phases of the project.
- There was a suggestion that First Nations engagement should prioritize First Nations that reside in the local area including Lyackson, Penelakut and the Cowichan Alliance.

TH-2021-016

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to develop a project charter for an information gathering phase of a Shoreline and Coastal Protection Strategy that includes First Nations engagement.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report dated January 26, 2021

Received.

12.2 Applications Report - none

12.3 Trustee and Local Expense Report dated February 2021

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 April 7, 2021

Received.

13.2 Projects List Report dated April 7, 2021

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, June 1, 2021 at 9:30 am via - to be determined

The next Regular Meeting is scheduled for Tuesday, June 1, 2021 at 9:30 a.m., location to be determined. Please check the website at <http://www.islandstrust.bc.ca/> for details regarding this meeting.

15. CLOSED MEETING - none

16. ADJOURNMENT

By general consent the meeting was adjourned at 12:21 p.m.

Laura Patrick, Chair

Certified Correct:

Sarah Shugar, Recorder