



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: June 3, 2025
Location: Forbes Hall Community Centre
North Cove Road, Thetis Island, BC

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

Staff Present: Margot Thomaidis, Planner 2
Brie Dinsdale, Planning Co-op Student
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 5 members of the public in attendance.

1. CALL TO ORDER

The Chair called the meeting to order at 9:32 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

The Chair acknowledged that the meeting was held on the territory of the Coast Salish First Nations and spoke to the history of the Penelakut Tribe and Lyackson First Nation on the island.

3. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustee Luckham reported ongoing community conversation and concerns about potential aquaculture operations in Preedy Harbour and attendance at a local Repair Fair organized by the Thetis Island Community Climate Resilience Group.

Trustee Hunter reported having community conversations and hearing concerns about potential aquaculture activity in the harbour.

4.2 Chair's Report

The Chair reported the following:

- Continued attendance at Trust Programs Committee meetings to discuss Islands Trust Policy Statement amendments in preparation of anticipated first reading in late July followed by a six-month period of community engagement;

- Pre-budget engagement is being undertaken to inform the 2026/27 budget discussions and a survey is open until June 28 with additional information on the website;
- Executive Committee is preparing for the June Trust Council meeting to be held on Salt Spring Island; and
- Trust Council received a response from the province indicating the Ministry is not in a position to consider a governance review prior to the next general local elections.

4.3 Electoral Area Director's Report - none**5. PUBLIC COMMENTS**

A member of the public spoke to correspondence sent to the Local Trust Committee from the Community Climate Resilience Group which has been reviewing Thetis Island Official Community Plan Bylaw No. 88 and noted the group is seeking a progress report and any updates to Section 3 - Services and Policies, Section 3.4 - Water Systems, Section 4 - Natural and Heritage Water Resources, and Section 5 - Climate Change Adaptation and Mitigation.

A member of public stated they were attending the meeting regarding their Green Shores application and noted that the process had been ongoing for some time.

- The Planner detailed anticipated timelines for the application and indicated a staff report would be provided to the Local Trust Committee at the July meeting.
- A Trustee noted that direction to draft bylaws and subsequent readings will depend on the LTC's consideration of the application.

6. MINUTES**6.1 Local Trust Committee Minutes dated April 1, 2025 - for adoption**

By general consent, the Local Trust Committee meeting minutes of April 1, 2025 were adopted.

6.2 Section 26 Resolutions-Without-Meeting Report dated May 27, 2025

Received for information.

6.3 Advisory Planning Commission Minutes - none**7. BUSINESS ARISING FROM MINUTES****7.1 Follow-up Action List dated May 27, 2025**

The Chair stated she met with the Chair of the Valdez Island Conservancy group and the Islands Trust Conservancy Manager to address concerns and provide information about ways in which Islands Trust Conservancy can support Valdez Island Conservancy efforts.

The Chair stated the Thetis Island Local Trust Committee directed a letter be sent to the applicant for TH-CL-2018.2 (Panacui) noting the Licence of Occupation received from the provincial government does not override local zoning regulations and

Executive Committee will be looking at the Protocol Agreement between Islands Trust and the Ministry which outlines a dispute resolution process.

8. DELEGATIONS - none

9. APPLICATIONS AND REFERRALS

9.1 Galiano LTC Bylaw No. 291 Referral - for Response

9.2 Galiano LTC Bylaw Nos. 296 & 297 Referral - for Response

TH-2025-013

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee interests are unaffected by the Galiano Island Local Trust Committee Proposed Bylaw No. 291, 296, and 297.

CARRIED

9.3 Salt Spring LTC Bylaw Referral No. 543 - for Response

9.4 Salt Spring LTC Bylaw Nos. 544 & 545 - for Response

TH-2025-014

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee interests are unaffected by the Salt Spring Island Local Trust Committee Proposed Bylaw No. 543, 544 and 545.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Potential Minor Project 2025/2026: Draft Project Charter - Staff Report

The Planner summarized the staff report and highlighted the following:

- The report provides a Draft Project Charter for a Targeted Land Use Bylaw Amendment Review project with focus on rainwater storage, fence setbacks, and derelict vehicles;
- Combining these three priorities into one minor Land Use Bylaw amendment project presents opportunity for completion of the work within the upcoming fiscal period; and
- To stay within the scope of a minor project staff suggest one Community Information Meeting be held prior to a Public Hearing.

Discussion ensued and the following comments were noted:

- The proposed Project Charter outlines initial early informal engagement and correspondence with First Nations;
- The Project Charter will be sent to Penelakut Tribe and Lyackson First Nation prior to drafting of bylaws and should either Nation request more fulsome engagement, or additional time for consideration, staff will report back with options to amend the Project Charter;
- There are currently no rainwater catchment or storage requirements in the Land Use Bylaw;

- The Official Community Plan encourages rainwater catchment, storage, and use, and the project proposes to amend the Land Use Bylaw to make the policy a requirement; and
- Trustee Hunter noted he is not in support of directing rainwater collection and would like to hear from the community and First Nations to determine if they support the requirement.

TH-2025-015

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee endorse the draft Project Charter, dated June 3, 2025 for the Targeted Land Use Bylaw Amendment Updates – Rainwater, Fences, and Derelict Vehicles minor project.

CARRIED

11. CORRESPONDENCE

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

11.1 Email dated May 26, 2025 from Thetis Island Community Climate Resilience regarding Thetis Island Official Community Plan Bylaw No. 88

Discussion ensued and the following comments were noted:

- The Official Community Plan guides land use decision making for the Local Trust Committee when considering rezoning or creating bylaw;
- Cowichan Valley Regional District monitors a test well on Thetis Island;
- Test well data is maintained by the provincial government and the public can request the data;
- Provincial legislation allows wells to be registered which aids in monitoring water supply volumes; and
- The Islands Trust website has a freshwater sustainability page featuring webinars and sustainability strategies and freshwater and groundwater mapping throughout the southern Gulf Islands has been undertaken since 2018 with specific islands working on water balance methodology.

12. NEW BUSINESS - none

13. STAFF REPORTS

13.1 2024/25 Annual Report - Approval of the Thetis Island LTC's Section - Request for Decision

In the second bullet point change the word “encourage” to “directed”.

TH-2025-016

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approves the attached text for inclusion in the 2024/25 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs as amended.

CARRIED

13.2 Trust Conservancy Celebrating 35 Years of Conservation

Received for information.

13.3 Trust Conservancy - The Heron - Spring Edition

Received for information.

13.4 Highlights of Trust Conservancy Board Meeting dated March 18, 2025

Received for information.

13.5 Applications Report dated May 27, 2025

Received for information.

13.6 Trustee and Local Expense Report dated February, 2025

Received for information.

13.7 Adopted Policies and Standing Resolutions

Received for information.

13.8 Local Trust Committee Webpage

No updates required.

14. WORK PROGRAM

14.1 Active Projects Report – none

14.2 Future Projects Report dated May 27, 2025

Received for information.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, July 29, 2025 at 9:30 am at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC

16. CLOSED MEETING

16.1 Motion to Close the Meeting

TH-2025-017

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)(f) 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 that the Recorder and Staff attend the meeting.

CARRIED

The meeting was closed to the public at 10:54 a.m.

16.2 Recall to Order

The meeting was recalled to order at 11:38 a.m.

16.3 Rise and Report - none

17. ADJOURNMENT

By general consent, the meeting was adjourned at 11:38 a.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder