



## Thetis Island Local Trust Committee

### Minutes of Regular Meeting

**Date:** September 2, 2025  
**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:** Renée Jamurat, Regional Planning Manager  
Margot Thomaidis, Planner 2  
Warren Dingman, Bylaw Compliance & Enforcement Manager (electronic)  
Lisa Millard, Meeting Administrator/Recorder (electronic)

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

#### 1. CALL TO ORDER

Chair Elliott called the meeting to order at 9:30 a.m.

#### 2. TERRITORIAL ACKNOWLEDGEMENT

Chair Elliott acknowledged that the meeting was held on the territory of the Coast Salish First Nations and thanked the Penelakut Tribe and Lyackson First Nation for their continued stewardship of the lands and waters.

#### 3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

11.1 Late Correspondence Received from Paul Duncan

**By general consent**, the agenda was adopted as amended.

#### 4. REPORTS

##### 4.1 Trustee Reports

Trustee Luckham reported attendance at the Spune'luxth March for the Children event held in Chemainus which was guided by the Penelakut Tribe Elders Committee and included guest speakers and performances.

Trustee Hunter reported reading Bruce McIvor's book "Indigenous Rights in One Minute" and subsequent communication with the author who referred him to an article written by Kate Dunn.

##### 4.2 Chair's Report

Chair Elliott reported the following:

- Attended the Thetis Island Nature of Water event and presented as part of a panel on Islands Trust freshwater and groundwater projects;
- The Executive Committee will be meeting with the new Minister of Municipal Affairs in September;
- The next Trust Council meeting will be held on Gabriola Island in September;
- Findings from the joint Regional District of Nanaimo/Islands Trust tiny homes on wheels project will be presented at the upcoming Union of BC Municipalities convention.

**4.3 Electoral Area Director's Report - none**

**4.4 Islands Trust Conservancy Report - none**

**5. PUBLIC COMMENTS**

A member of the public spoke to late correspondence submitted to the Local Trust Committee and asked the following questions:

- How can one get questions or correspondence included in the minutes;
- Has there been any change in status on the Abrupt Shellfish crown lease;
- How will bylaw enforcement know if there is any activity at the aquaculture site;
- Will the new Trust Policy Statement prevent an aquaculture license from being issued in the future without the agreement of Islands Trust;
- Will a representative of the Local Trust Committee attend future Thetis Community Assembly meetings;
- Why is the taxpayer's perspective not included as part of the draft Trust Policy Statement; and
- Are there any risk management policies in the Trust Policy Statement, for example does Islands Trust have a contingency plan if the federal government includes the Port of Vancouver in fast tracking infrastructure development?

The following comments and clarifications were provided by staff and members of the Local Trust Committee:

- Questions and comments can be sent directly to the Local Trust Committee, a member of the public can ask questions during the public comment session during a meeting or request to present as a delegation, and correspondence can be included in an agenda package if it is received prior to agenda deadlines in advance of a meeting;
- The Abrupt Shellfish license of occupation is a jurisdictional matter, any potential dispute between a provincial ministry and Islands Trust is addressed through the protocol agreement, and members of Executive Committee are meeting with the Minister of Lands, Forests, and Natural Resources at the Union of BC Municipalities conference to discuss the disposition of Crown lands;
- Bylaw Compliance and Enforcement staff are monitoring the Abrupt Shellfish operation;
- The language in the draft Trust Policy Statement and provincial regulations indicate aquaculture must be compliant with local zoning and the protocol

agreement with the province is the mechanism to dispute the decision to grant a license;

- Islands Trust regulates land use and taxpayers are represented as residents;
- The Trust Policy Statement is not an interagency agreement but a guiding principles document.

A member of the public spoke to the Nature of Water event and the following comments were noted:

- The event attracted over 100 attendees;
- A meeting has been scheduled with Cowichan Valley Regional District Environmental Services to discuss updates on the 2020 water strategy developed by the district;
- Islands Trust, regional districts, the Province, and community agencies will need to work together to develop solutions to water-related issues;
- There are no test wells on Thetis Island, many local residents are willing to participate in data collection, and some residents are already monitoring rain water collection;
- Data collection and analysis are critical and there needs to be an educational process regarding water issues;
- They will be seeking resources from Islands Trust as they develop a working group.  
A Trustee stated the Cowichan Valley Regional District had previously indicated a test well existed at the time they presented the financial request to Thetis Island with respect to the water strategy work, the Local Trust Committee is looking at potential requirements for rainwater catchment for new construction builds, and the Islands Trust Freshwater Specialist might be able to provide resource information.

## **6. MINUTES**

### **6.1 Local Trust Committee Minutes dated June 3, 2025 - for adoption**

**By general consent**, the Local Trust Committee meeting minutes of June 3, 2025 were adopted.

### **6.2 Section 26 Resolutions-Without-Meeting Report dated August 26, 2025**

Received for information.

### **6.3 Advisory Planning Commission Minutes - none**

## **7. BUSINESS ARISING FROM MINUTES**

### **7.1 Follow-up Action List dated August 26, 2025**

Discussion ensued on the follow-up action items and the following comments were noted:

- There may be opportunity to invite Penelakut Tribes Council members to attend a Local Trust Committee meeting as progress is made on Land Use Bylaw amendments;
- The Local Trust Committee would like Bylaws No. 113 and 114 to be forwarded to the Ministry of Environment in reference to the rezoning application that was rejected, along with a cover letter supporting the importance of Local Trust Committee bylaws, prior to the upcoming Union of BC Municipalities meeting.

Staff clarified the meeting scheduled during Union of BC Municipalities conference was being held with the Minister of Lands, Forests, and Natural Resources.

Discussion was undertaken regarding the focus of the meeting and the following comments and clarifications were noted:

- The topic of the meeting is the crown lease referral process that led to a license of occupation being granted despite the Local Trust Committee highlighting the operation is contrary to local bylaws;
- The Executive Committee has requested staff to review the letter of agreement with the ministry and subsequent discussion will focus on willingness to update the agreement and address issues related to respecting local government bylaws and regulations;
- The concerns identified include upholding Local Trust Committee land use bylaws and potential lack of meaningful engagement with First Nations regarding issuance of an aquaculture license;
- The Bylaw Compliance and Enforcement Manager noted a letter was sent to the license holder who has stated they are not willing to recognize local government jurisdiction over the matter.

The meeting was recessed for a break at 10:44 a.m. and reconvened at 10:54 a.m.

**8. DELEGATIONS - none**

**9. APPLICATIONS AND REFERRALS**

**9.1 PL-RZ-2025-0072 (Welsh FAEC) - Preliminary Staff Report**

The planner summarized the staff report and highlighted the following:

- The rezoning application seeks to amend the Land Use Bylaw by rezoning portions of the Rural Residential (R-1) and Water 4 (W4) zones to site-specific shoreline protection zones to facilitate installation of nature-based shoreline protection to decrease shoreline erosion;
- The existing dwelling at 83 Blue Herron Road is approximately 5 metres from the natural boundary and an existing 18-metre-long concrete seawall and set of concrete beach access stairs are located along the southern shoreline adjacent to the dwelling;
- The design incorporates a “Green Shores” approach to shoreline protection and would involve depositing approximately 40-50 truckloads of natural materials and the shoreline would then be replanted with native plants and monitored for up to three years;
- The applicant has submitted a number of professional reports in support of their application.

The applicant was in attendance and spoke to the application.

Discussion ensued and the following comments and were noted:

- Trustees are generally in support of the project;
- The initial seawall was built in 1954 which indicates ongoing erosion and the Green Shores approach offers a way in which natural land habitat can be protected;

- There are potential challenges in asking the applicant to provide a final Construction Environmental Plan prior to approval of the application;
- The Local Trust Committee could request the Construction Environmental Plan, list of mitigation, adaptation, and avoidance measures, and a site plan be provided prior to public hearing, or another time, instead of prior to First Reading;
- There is a draft Construction Environmental Plan and the final plan does not necessarily need to be provided until later in the process;
- In order to learn about the Lyackson First Nation and Penelakut Tribe's level of interest and potential involvement, a summary report with a response deadline could be provided as part of early engagement;
- The Planner confirmed Lyackson First Nation and Penelakut Tribe staff have received early engagement information from staff in May and August;
- The Local Trust Committee wishes to uphold the protocol agreement and ensure First Nations have every opportunity to provide an early engagement response.

**TH-2025-018**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee defer further consideration of application PLRZ-2025-0072 (Welsh) and direct staff to share professional reports and information, and invite First Nations to a site visit in order to provide meaningful opportunities for involvement, discussion of concerns, and cooperation prior to the Local Trust Committee proceeding with the application.

**CARRIED**

The meeting was recessed for a break at 12:15 p.m. and reconvened at 12:29 p.m.

Trustee Luckham left the meeting at 12:15 p.m.

**9.2 Salt Spring Island LTC Bylaw No. 546 Referral - for Response**

**TH-2025-019**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee respond to the Salt Spring Island Local Trust Committee that interests are unaffected by Bylaw No. 546.

**CARRIED**

**9.3 Salt Spring Island LTC Bylaw No. 549 Referral - for Response**

**TH-2025-020**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee recommend to the Salt Spring Island Local Trust Committee that proposed Bylaw No. 549 proceed for the following reasons:

- Support of the Salt Spring Island community desire for more affordable housing.

Trustee Luckham returned to the meeting at 12:37 p.m.

**9.4 Trust Council Bylaw No. 183 - Policy Statement Referral - for Response**

The Regional Planning Manager summarized the briefing and highlighted a date change for referral responses from October 10, 2025 to February 6, 2026 due to timing of local engagement events and the Local Trust Committee indicated they would submit referral responses following their public engagement session being held during their November 4, 2025 business meeting.

**10. LOCAL TRUST COMMITTEE PROJECTS - none**

**11. CORRESPONDENCE - none**

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

**11.1 Late Correspondence Received from Paul Duncan**

The correspondence was discussed during the Public Comments session.

**12. NEW BUSINESS - none**

**13. STAFF REPORTS**

**13.1 Trust Council Bylaw No. 197 - Local Trust Committee Meeting Procedures Bylaw, Update Thetis Island Local Trust Committee Meeting Procedure Bylaw - Request for Decision**

A new Meeting Procedures Bylaw was adopted by Trust Council, which applies to all Local Trust Committees. Readings are required to repeal the current Thetis Meeting Procedures Bylaw, which has been superseded by the Trust Council bylaw.

**TH-2025-021**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee give Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025”, First Reading.

**CARRIED**

**TH-2025-022**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee give Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025”, Second Reading.

**CARRIED**

**TH-2025-023**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee give Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025”, Third Reading.

**CARRIED**

**TH-2025-024**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee forward Bylaw 116, cited as “Thetis Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 116, 2025” to the Islands Trust Executive Committee for consideration of approval.

**CARRIED**

**13.2 Trust Conservancy Board Report dated May 27, 2025**

Received for information.

**13.3 Applications Report dated August 26, 2025**

Received for information.

**13.4 Trustee and Local Expense Report dated June, 2025**

Received for information.

**13.5 Adopted Policies and Standing Resolutions**

Received for information.

**13.6 Local Trust Committee Webpage**

No updates were requested.

**14. WORK PROGRAM**

**14.1 Active Projects Report**

- A Trustee asked that the new minor project be added to the active projects list.

**14.2 Future Projects Report dated August 26, 2025**

Received for information.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Tuesday, November 4, 2025 at 9:30 am and will be held Electronically**

**16. CLOSED MEETING – none**

**17. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 12:45 p.m.

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Tobi Elliott, Chair

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder