



Thetis Island Local Trust Committee

Minutes of Regular Meeting

Date: August 25, 2026
Location: Electronic Meeting

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

Staff Present: Renee Jamurat, Regional Planning Manager
 William Shulba, Senior Freshwater Specialist
 Margot Thomaidis, Planner 2
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There was approximately three 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 with recognition to the Penelakut Tribe and Lyackson First Nation.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.7 Proposed Draft 2027/28 Local Trust Committee Operating Budgets - Request for Decision

12.1 Correspondence received from C. Webb dated August 14, 2026 - Ruxton Road Repair

By general consent, the agenda was adopted as amended.

4. REPORTS

4.1 Trustee Reports

Trustee Hunter noted the meeting is the last of the term.

Trustee Luckham did not provide a report.

4.2 Chair's Report

Chair Elliott reported upcoming attendance at an Executive Committee meeting in preparation for the September Trust Council meeting.

4.3 Electoral Area Director's Report - none

5. PUBLIC PARTICIPATION PERIOD

A member of the public stated they look forward to the groundwater update as they had recently sent a letter to the Local Trust Committee about groundwater. They noted concern about the number of boats in the harbour and invited the Trustees to attend an upcoming meeting with the local MLA to address these concerns.

Trustees thanked the speaker for their correspondence and stated regrets that they will not be able to attend the discussion with the MLA due to other commitments.

6. MINUTES

6.1 Local Trust Committee Minutes dated July 13, 2026 - for adoption

The following amendments to the minutes were presented for consideration:

On page 1 of the minutes, Territorial Acknowledgement: add “and Lyackson First Nation” after “the Penelakut Tribes”.

By general consent, the Local Trust Committee meeting minutes of July 13, 2026 were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report – none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated August 14, 2026

The following updates to the Follow-up Action List were provided

Activity 1 dated February 3, 2026:

- Staff are working on preparing a draft covenant;
- The referral period has ended and staff will be following up with Penelakut Tribe and Lyackson First Nation to determine if they wish to participate in a site visit;
- The application will return to the Local Trust Committee for consideration of second reading at a future meeting date.

Activity 1 dated April 20, 2026:

- Penelakut Tribe had provided information on how they wish to engage on future projects and this being discussed through Trust Area Services;
- In relation to applications, the Planner will often initiate early engagement through a letter to First Nations as well as through the formal referral process and Planning staff are sending letters to Trust Area Services staff for review prior to sending correspondence to the Nations.
- A Trustee asked what kind of information can be provided to the public regarding the contents of the letter from Penelakut Tribes and the Regional Planning Manager noted some of the contents of the letter were summarized as part of the verbal referral response summary during the April Local Trust Committee meeting; however, as is not a public document a member of the public could obtain a copy through a Freedom of Information request.

- 8. **DELEGATIONS - none**
- 9. **APPLICATIONS AND REFERRALS - none**
- 10. **LOCAL TRUST COMMITTEE PROJECTS - none**
- 11. **CORRESPONDENCE - none**

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

12. **NEW BUSINESS**

12.1 **Correspondence received from Chantelle Webb ... Ruxton Road Repair**

A Trustee contacted the letter writer advising them to contact staff for information and the correspondence can be added to the Local Trust Committee webpage.

13. **STAFF REPORTS**

13.1 **Information on Groundwater and Freshwater – Briefing**

The Senior Freshwater Specialist summarized the briefing and referenced a recent discussion with the technical advisory team of the Cowichan Valley Regional District (CVRD) Drinking Water and Watershed Protection Program who are developing a groundwater quality monitoring strategy and have undertaken climate work looking at downscaled models and relating them to large watersheds. He has been advocating for the CVRD to undertake some work in the Thetis Local Trust Area and they will be going into conversations about the potential for Thetis Island to be a case study for a groundwater quality monitoring program. The Thetis Local Trust Committee could consider developing a Freshwater Footprint study as part of an Official Community Plan review and data from Island Health and the CVRD could inform said study.

Discussion ensued and the following comments were noted:

- Licensed non-domestic wells are not necessarily required to monitor and record water levels;
- Island Health has authority to request monitoring of wells that provide a community water supply;
- Restaurants, vacation rentals, and some other businesses are required to monitor water quality and use;
- There is no provincial observation well on Thetis Island;
- Monitoring for water level and/or quality could be supported through the CVRD;
- The Local Trust Committee, through a major project, could identify pathways to engage Freshwater Footprint work in their Local Trust Area;
- Three dimensional subsurface geological models of the islands, including Thetis Island, are being built and will be available on the Freshwater Atlas.

TH-2026-035

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff provide an orientation to the Cowichan Valley Regional District Drinking Water and

Watershed Protection program and the Islands Trust Freshwater Sustainability Strategy for the incoming Local Trust Committee's consideration early in the new term.

CARRIED

TH-2026-036

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request the Chair to write a letter to the Cowichan Valley Regional District in support of the Drinking Water and Watershed Protection program and to engage in coordination with the Thetis Island Local Trust Committee and Islands Trust staff to further the work in the Thetis Local Trust Area.

CARRIED

13.2 Trust Conservancy Report - none

13.3 Applications Report dated August 14, 2026

Received for information.

13.4 Trustee and Local Expense Report dated June, 2026

Received for information.

13.5 Adopted Policies and Standing Resolutions

Received for information.

13.6 Local Trust Committee Webpage – none

13.7 Proposed Draft 2027/28 Local Trust Committee Operating Budgets – Request for Decision.

The Regional Planning Manager summarized the Request for Decision which asks the Local Trust Committee to consider their proposed draft operating budget for the upcoming fiscal year.

Discussion ensued.

TH-2026-037

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee advise staff to increase the budget allocation for 65210-670 Advisory Planning Commission meeting expenses to \$250.

CARRIED

TH-2026-038

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee submit the revised proposed draft 2027/28 local trust committee operating budget for inclusion in the Trust Council draft 2027/28 budget.

CARRIED

14. WORK PROGRAM

14.1 Active Projects Report dated August 14, 2026

Received for information.

14.2 Future Projects Report dated August 14, 2026

The Regional Planning Manager noted, based on direction from the Local Trust Committee, Item 6 – Official Community Plan/Land Use Bylaw list of possible amendments has been included. Trustees indicated the list provided is complete and adequate.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Tuesday, December 1, 2026 at 9:30 am to be held electronically via Zoom

16. ADJOURNMENT

By general consent, the meeting was adjourned at 11:41 a.m.

Tobi Elliott, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder