



Thetis Island Local Trust Committee

Minutes of Special Meeting

Date: March 7, 2024
Location: Electronic Meeting

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

Staff Present: Margot Thomaidis, Planner 2
Vicky Bockman, Recorder

Others Present: There was approximately one (1) member of the public in attendance.

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 Elliott called the meeting to order at 5:31 p.m. She acknowledged that the meeting was held on the territory of the Coast Salish First Nations. She welcomed the public and introduced herself, Local Trustees, staff and recorder.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. COMMUNITY INFORMATION MEETING - Proposed Bylaw Nos. 113 and 114 - Marine Areas Review Project

3.1 Planner Presentation

Planner Thomaidis reported that the purpose of this Community Information Meeting (CIM) is to review with the community the elements of the proposed Bylaw Nos. 113 Thetis Associated Islands Official Community Plan, 2014 (OCP) and 114 Thetis Associated Islands Land Use Bylaw, 2014 (LUB) amendments, to provide information needed for community members to be able to speak at the Public Hearing which will follow, and will include a question and answer session. She explained the timelines and next steps in the process.

She advised that the purpose of the Marine Areas Review Project is to review and update the Thetis Associated Islands Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to address a portion of the marine area that is outside the OCP designation area and is outside the area of LUB application, and will establish an

expanded bylaw area of application for the OCP and LUB in the marine area surrounding Scott, Dayman and Hudson Islands.

She summarized the proposed amendments:

- Bylaw No. 113 would amend both Schedule Maps B and C in the OCP to include the undesignated marine area of application surrounding Scott, Dayman and Hudson Islands to ensure the marine uses are consistent with the object of the Islands Trust and to ensure the Thetis Island Bylaws are applicable in that area.
- Proposed Bylaw No. 114 would amend the LUB to include the unzoned area surrounding Scott, Dayman and Hudson Islands in the Marine General (W1) Zone.

3.2 Question and Answer Period

- Why is the area of zoning being considered ‘M1’, which is a commercial classification?
 - Different Bylaws utilize various marine and water zoning category terminology; one may use M for Marine zoning and another uses W for a water zone. The Thetis Associated Islands LUB amendment being considered at this time is to include the unzoned area in the Marine General (W1) Zone of the Thetis Associated Islands LUB.

4. PUBLIC HEARING

4.1 Proposed Bylaw Nos. 113 and 114 - Marine Areas Review Project

4.1.1 Recess for Public Hearing

The meeting recessed at 5:46 pm for the Public Hearing.

4.1.2 Recall to Order

The meeting was recalled to order at 5:59 pm.

5. BUSINESS ITEMS

5.1 Minor Project: Proposed Bylaw Nos. 113 and 114 - Post Public Hearing Staff Report

Planner Thomaidis summarized the Staff Report that advises the Local Trust Committee of options for next steps for the Proposed Bylaw Nos. 113 and 114. She advised that all statutory requirements have been completed for rezoning including the required notification and holding of a Public Hearing consistent with the *Local Government Act*.

TH-2024-006

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 read for a third time.

CARRIED

TH-2024-007

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 read for a third time.

CARRIED

TH-2024-008

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,” and proposed Bylaw No. 114, cited as “Thetis Associated Islands Land Use Bylaw, 2014, Amendment No. 1, 2023,” be forwarded to the Secretary of the Islands Trust for Executive Committee approval.

CARRIED

TH-2024-009

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee proposed Bylaw No. 113, cited as “Thetis Associated Islands Official Community Plan, 2014, Amendment No. 1, 2023,” be forwarded to the Minister of Municipal Affairs for approval.

CARRIED

5.2 2024 Thetis Local Trust Committee Meetings Updates - Staff Report

TH-2024-010

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee reschedule its July 9, 2024 regular business meeting to Tuesday, July 2, 2024.

CARRIED

TH-2024-011

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee hold its September 10, 2024 regular business meeting in-person at the Thetis Island Community Centre.

CARRIED

6. ADJOURNMENT

By general consent the meeting was adjourned at 6:00 pm.

Tobi Elliott, Chair

Certified Correct:

Vicky Bockman, Recorder