



**Thetis Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Wednesday, November 20, 2013 – 9:15 am
Location: Thetis Island Community Centre, Forbes Hall Hunter Room
292 North Cove Road, Thetis Island, BC

Members Present: Ken Hancock, Chair
Peter Luckham, Local Trustee
Sue French, Local Trustee

Staff Present: Aleksandra Brzozowski, Island Planner
Jason Youmans, Planner 1
Janice Young, Recorder

Media and Others Present: There were six (6) members of the public in attendance

1. CALL TO ORDER

Chair Hancock called the meeting to order at 9:32 am, welcomed those present, introduced himself and acknowledged Thetis Island's location within the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.4.1 Staff Report dated November 19, 2013 (replaces Memorandum dated November, 2013)
- 9.4.1(i) Memorandum to Local Planning Committee dated October 25, 2013
- 9.4.1(ii) Stakeholder Matrix for Potential Green Shores Pilot Project
- 9.4.4 Letter dated November 13, 2013 from Peter Barr

By general consent the agenda was approved, as amended.

3. TOWN HALL

Carolyn Askew asked if there are Trust programs dedicated to the natural restoration of eelgrass.

Chair Hancock and Planner Brzozowski responded that some islands have volunteer working groups trained by Seachange Marine Conservation Society. Information is available at seachangesociety.com.

Trustee Luckham noted that the mapping of eelgrass for Thetis Island and its Associated Islands was a Trust project.

Bob Bingham referred to his letter to the Trustees, dated October 23, 2013 and his third point with questions regarding the drafted Marine Shorelands Development Permit Area (MSDPA) from 2011. A specific concern was the authority of the Local Trust Committee in the Development Permit Area process.

Chair Hancock responded that Trustees would still make the final decisions on any development permit applications, and then spoke to the procedural differences between a development permit and a development variance permit.

Peter Barr and **Ian Ralston** also spoke regarding concerns about the MSDPA.

Ernie Hunter thanked the Local Trust Committee for the extended Town Hall discussion.

4. MINUTES

4.1 Local Trust Committee Draft Minutes of September 25, 2013

The following amendments to the minutes were presented for consideration:

- Item 9.3.1, page 4, fourth line down add after “Staff”, the word “Trustees”.
- Item 9.3.1, page 4, line two, change “2103” to “2013”.

By general consent the Local Trust committee meeting minutes of September 25, 2013 were adopted as amended.

4.2 Section 26 Resolutions Without Meeting Log - None

4.3 Advisory Planning Commission Meeting – None

4.4 Ruxton Island Advisory Planning Commission Meeting - None

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List Dated November 12, 2013

Planner Brzozowski presented the Follow-up Action List.

6. DELEGATIONS – None

7. **CORRESPONDENCE** – None

8. **APPLICATIONS AND PERMITS** – None

9. **LOCAL TRUST COMMITTEE PROJECTS**

9.1 **Dock Regulations Options for Ruxton Island**

9.1.1 Staff Report dated November 8, 2013

Planner Youmans presented options; discussion followed.

TH 040/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee establish a zone in the Land Use Bylaw around the perimeter of Ruxton Island within which docks are not a permitted use.

CARRIED

TH 041/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee include a policy in the Thetis Associated Islands Official Community Plan that the Local Trust Committee will support rezoning for community docks.

CARRIED

TH 042/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee refer this report to the Ruxton Island Advisory Planning Commission for comment.

CARRIED

9.2 **Associated Islands Land Use Bylaw**

9.2.1 Staff Report Dated October 29, 2013

9.2.2 Draft Land Use Bylaw

Presented by Planner Brzozowski; discussion followed; changes noted.

TH 043/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct Staff to amend the draft Associated Island Land Use Bylaw with changes as directed by the Local Trust Committee and post the revised draft Land Use Bylaw to the Thetis Local Trust Committee webpage.

CARRIED

TH 044/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee refer the revised Land Use Bylaw to the Ruxton Island Advisory Planning Commission for comment.

CARRIED

TH 045/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee refer the revised Land Use Bylaw to the Lyackson First Nation and Cowichan Valley Regional District.

CARRIED

9.3 Riparian Areas Regulations Project Update

9.3.1 Staff Report dated October 31, 2013

Staff Report presented by Planner Brzozowski; discussion followed.

TH 046/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct Staff to work with a Qualified Environmental Professional and the Meadow Valley Strata owner-developer, Mr. Ian Ralston, to conduct an assessment under the Riparian Areas Regulation for Ralston Creek streams.

CARRIED

TH 047/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee change the Activity column of Top Priority No. 2 to: "Ensure protection of freshwater ecosystems in the Ralston Creek watershed through review of current regulation and covenants, and possible bylaw amendment".

CARRIED

By general consent the meeting was recessed at 11:44 am and reconvened at 12:16 pm.

9.4 Shoreline Protection

9.4.1 Staff Report dated November 19, 2013

Staff Report presented by Planner Brzozowski; discussion followed.

9.4.1(i) Memorandum to Local Planning Committee dated October 25, 2013

9.4.1(ii) Stakeholder Matrix for potential Green Shores Pilot Project

9.4.2 Letter dated October 23, 2013 from Bob Bingham

9.4.3 Letter dated October 31, 2013 from Anne Barr

9.4.4 Letter dated November 13, 2013 from Peter Barr

Above items were received for information and discussion followed.

TH 048/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee move Priority #3 Shoreline Protection to Priority #2, and to have the following Activity Description: "Serving as the Pilot Local Trust Area for the Green Shores for homes draft credit rating system."

CARRIED

TH 049/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee suspend work on any further public education events, publications, or discussion of regulatory tools until work on the Green Shores Pilot is complete.

CARRIED

TH 050/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee identify its objectives for the Green Shores Pilot, as well as the resources it can commit to the project.

CARRIED

TH 051/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee review the Task 4 Work Plan once it is prepared in December with an aim to endorse it by Resolution Without Meeting before December 20, 2013.

CARRIED

Trustee Luckham wished to have it noted that the draft Marine Shorelands Development Permit Area guidelines as presented back in 2011 were never supported by him.

10. REPORTS

10.1 Work Program Reports

10.1.1 Top Priorities and Project Report Dated September 12, 2013

The Program Priorities and Projects report was presented and discussed.

TH 052/13

It was MOVED and SECONDED,

that a new item be added to the Projects List as follows: Pilkey Point Road/Marina Drive Slough: Support for habitat restoration.

CARRIED

10.2 Applications Log

10.2.1 Report Dated November 12, 2013

The Applications Log report was presented and discussed.

10.3 Trustee and Local Expenses

10.3.1 Expenses Posted to September 30, 2013

The expense report was presented and discussed.

10.3.2 Expenses Posted to October 30, 2013

The expense report was presented and discussed.

TH 053/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee allocate up to \$1,500 from the Special Projects budget to Work Program #3 Riparian Areas Regulation.

CARRIED

10.4 Chair's Report

Chair Hancock reported that he is preparing for the December Trust Council meeting in Victoria. Highlights include a half-day session with Trust Area Regional Districts regarding Economic Sustainability on the islands.

10.5 Trustees' Reports

Trustee Luckham spoke regarding working toward meeting with Chief Thomas of the Lyackson First Nations.

10.6 Advisory Planning Commission Report - None

11. NEW BUSINESS

- 11.1 Briefing regarding Strategic Plan from Linda Adams, Chief Administrative Officer, dated October 3, 2013.

Discussion followed.

TH 054/13

It was MOVED and SECONDED,

that Strategic Plan Item 2.1.3 be amended to reflect the current status of Thetis Island and the Green Shores Project.

CARRIED

TH 055/13

It was MOVED and SECONDED,

that a new Strategy 5.3 be added to the Strategic Plan as follows – Improve Local Trust Committee relationship with First Nations; Assigned to the Local Trust Committee subject to grant funding; Community to community discussions are held.

CARRIED

- 11.2 Salt Spring Island Bylaw Referral Request for Response regarding Bylaw No. 470

Discussion followed.

- 11.3 Salt Spring Island Bylaw Referral Request for Response regarding Bylaw No. 471

Discussion followed.

TH 056/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee reports that its interests are unaffected by Bylaw Nos. 470 and 471.

CARRIED

Chair Hancock and Planning Staff left the meeting at 2:40; Trustee Luckham assumed the Chair.

- 11.4 Application for Community to Community (C2C) Funding (Union of BC Municipalities (UBCM) Program)

Discussion followed.

TH 057/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee apply to the Union of BC Municipalities for Community to Community funding for hosting a social event between Lyackson First Nation, Valdes property owners and other Thetis Island Trust area residents, and that this request be forwarded to the grants administrator.

CARRIED

11.5 Model Housing Resolution from Federation of Canadian Municipalities (FCM)

Received; discussion followed. To be revisited at the next meeting.

12. BYLAWS – None.

13. ISLANDS TRUST WEBSITE

Discussion followed.

TH 058/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee ask Staff to post all minutes from 2011, 2012 and 2013 to the Thetis Island website.

CARRIED

TH 059/13

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee ask Staff to post Staff Report 9.4.1 of the agenda to the website.

CARRIED

TH 060/13

It was MOVED and SECONDED,

that an update be added to the Staff Report from January, 2011 regarding Shoreline Development that the Local Trust Committee is no longer pursuing this draft bylaw.

CARRIED

14. TOWN HALL DISCUSSION – None

15. NEXT MEETING DATE

Wednesday, February 5, 2014 at 9:15 am at Thetis Island Community Centre (Forbes Hall) North Cove Road, Thetis Island, BC.

16. ADJOURNMENT

By general consent the meeting was adjourned by consensus at 2.58 pm.

Ken Hancock, Chair

Peter Luckham, Chair

CERTIFIED CORRECT:

Janice Young, Recorder