



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

Date of Meeting: Wednesday, March 19, 2014

Location: Thetis Island Community Centre, Forbes Hall Hunter Room
292 North Cover Road, Thetis Island, BC

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

Staff Present: Aleksandra Brzozowski, Planner
Marnie Eggen, Planner
Jessie Sherk, Recorder

Media and Others Present: 4 members of the public were in attendance

1. CALL TO ORDER

Chair Hancock called the meeting to order at 9:23 am. Staff and trustees were introduced and the public was welcomed. He acknowledged that the meeting was being held in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.2 The addition of two expressions of interest for Greenshores scenarios workshop for discussion (in-camera)**
- 9.3 BC Stewardship Centre Greenshores for Homes BC Pilot Project for discussion**
- 13.2 New Business - Minute Takers and meeting times (for discussion)**

It was suggested by a member of the public, that the Town Hall Session might be good to have before the approval to the agenda so the public could comment on the agenda.

The planner was asked to make a note that future agenda would have a new Number 2, being "Questions from the public on agenda items".

By general consent the agenda was approved, as amended.

3. TOWN HALL SESSION

Ernie Hunter asked that if there are extra agenda packages at the end of meetings that they are left in an envelope for him to circulate to members of the community.

4. MINUTES

4.1 Local Trust Committee Meeting Minutes of February 5, 2014

By general consent the minutes were adopted as presented.

4.2 Section 26 Resolutions Without Meeting - None

4.3 Advisory Planning Commission Meeting Minutes – None

4.4 Ruxton Island Advisory Planning Commission Minutes – None

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated March 7, 2014

With regard to the first two items on the Follow-up Action list, Planner Brzozowski noted that that she has made attempts to get in touch with Miles Drew but has so far been unsuccessful and these items continue to be ongoing. Discussion ensued.

Trustee Luckham gave an update on the November 5, 2013 item regarding the possible Community to Community grant application from the Union of British Columbia Municipalities for funding an opportunity to build relationships with Lyackson First Nations. He stated that they are continuing to communicate with the Lyackson First Nations.

6. DELEGATIONS - None

7. CORRESPONDENCE - None

8. APPLICATIONS AND PERMITS

9. LOCAL TRUST COMMITTEE PROJECTS

9.3 BC Stewardship Centre Greenshores for Homes BC Pilot Project

Planner Brzozowski updated the Committee on what has been happening since the LTC meeting on February 5, 2014. She explained that a decision must be made now about whether to dedicate the \$3000 budget for 2014/2015 shoreline

protection projects towards the GSH-BC Pilot project. Extensive discussion ensued.

It was decided to return to this item later in the meeting.

9.1 Associated Islands Official Community Plan and Land Use Bylaw

9.1.2 Dayman Island – Request to Allow a Pre-existing Building Staff Report dated March 2014

Planner Eggen presented the staff report and explained that the owners of Dayman Island wish to increase the current aggregate floor area for two cottages. Staff recommendations were explained.

The applicant noted that this was an existing structure that was partially converted into commercial/guest cottage. He stated that they did not exceed the footprint.

The concern that this may leave an opening for a much larger guesthouse to be built somewhere else in the future, as well as the covenants that were adopted in 2006 were discussed by staff and trustees.

TH-2014-016

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee revise the draft Thetis Associated Islands Land Use Bylaw by replacing the wording in table 5.3, Site Specific Regulations of the Land Use Bylaw with the following:
“1. Despite Subsections 5.3 (1) and 5.3 (2), a maximum of two accessory guest cottages are also permitted with an aggregate floor area of 198 square meters (2131 square feet), exclusive of up to an aggregate area of 30.66 square meters (330 square feet) of loft area not including stairs providing access to the loft.”

CARRIED

TH-2014-017

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee discharge the instrument CA3477978 registered on Dayman Island upon final adoption of the Thetis Associated Island Land Use Bylaw so as to avoid creating a land use bylaw that is inconsistent with an existing registered instrument.

CARRIED

TH-2014-018

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to provide a summary report on the creation of the covenant on Dayman island in 2006.

CARRIED

The applicant added that there is only one spot on the island for a septic system and that would restrict the ability of creating a subdivision. He stated that speaking on behalf of the owners; they want to keep the island the way that it is.

9.1.1 Bylaw Provisions for Environmental Protection for the Thetis Associated Islands
Staff Report dated February 3, 2014

Planner Brzozowski summarized the report noting that environmental protection is one of the largest mandates for Trustees. Staff, Trustees and the Chair discussed the recommendations in the staff report at great length.

TH-2014-019

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to include wetlands into Section 3.3 of the Thetis Associated Islands Land Use Bylaw No. 94.

CARRIED

TH-2014-020

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request that environmental education and engagement efforts for the Thetis Island Associated Islands be placed on the project list.

CARRIED

The possibility of putting a provision in the Official Community Plan that would allow consideration for future mapping was discussed.

By general consent the meeting was recessed at 11:45 am and reconvened at 12:00 pm.

Discussion continued. The Trustees were comfortable with Section 6.2.1 in the Official Community Plan as is currently written.

9.3 BC Stewardship Centre Greenshores for Homes BC Pilot Project

Discussion continued on this item.

TH-2014-021

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee authorizes expenditure of up to \$3000 for participation in The Stewardship Centre for British Columbia's "Greenshores For Homes – BC Pilot" project.

CARRIED

9.2 Green Shores Scenarios Workshop – for discussion

Planner Brzozowski gave an update on what information she has and what information she is still waiting for. It was decided to go into camera to decide on locations and then resume conversation after.

10. CLOSED MEETING

TH-2014-022

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee closes the next part of the March 19, 2014 business meeting to discuss matters pursuant to Section 90 (1)(a) of the *Community Charter* to consider pilot properties for Greenshores for Homes Project and that staff be invited to attend this meeting.

CARRIED

Committee closed the meeting at 12:18 pm.

TH-2014-23

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee re-opens the meeting to the public.

CARRIED

By general consent Committee reconvened in open meeting at 12:40 pm.

11. RECALL TO ORDER

Rise and Report from Closed Meeting

Chair Hancock reported that the following resolution was moved in the closed meeting:

“that the Thetis Island Local Trust Committee prioritize the expressions of interest for the Greenshores Scenarios Workshops as Lot 136 and Lot 300 (St. Margaret’s Cemetery) as Priority #1, and as Priority #2, Lot 25 Bella Vista”.

9.2 Greenshores Scenarios Workshop – for discussion

Discussion continued on the logistics of the Greenshores workshop. It was agreed that June might work best for possible dates. The following actions were discussed:

- Developing and circulating a draft program via email for feedback;
- Collecting information about the properties in advance;
- Speaking to property owners and managing their expectations; and
- Taking photos of the properties.

TH-2014-024

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee directs staff to work with Trustees to create property profiles for the three candidates for the shoreline protection project.

CARRIED

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities and Projects Report dated March 6, 2014

The Top Priorities list was discussed and reviewed.

Planner Brzozowski gave an update on Riparian Areas Regulation implementation and stated that it was progressing.

Planner Eggen left the meeting at 1:10 pm.

12.2 Applications Log

12.2.1 Report dated March 6, 2014

No updates reported.

12.3 Trustee and Local Expenses

12.3.1 Expenses posted to February, 2014

Reviewed for information

12.4 Chair's Report

Chair Hancock reported that he has been busy with work on North Pender Island and is excited about Island Stewardship Day 2014. Also noted was that Trust Council approved a budget with a zero percent tax increase and that they are already preparing for the June Trust Council meeting and will include the annual meeting with San Juan County.

12.5 Trustees' Report

Trustee French reported that as a member of the Ferry Advisory Committee she met on March 3, 2014 with BC Ferries staff to advise them of a ferry schedule that would benefit everyone. She also attended the ferry protest on March 11, 2014, noting that it was a good experience. She reported that Islands Trust has written to the ferry commissioner requesting a review of BC Ferries operations, and that other local governments and special interest groups are making the same request.

Trustee Luckham reported that he has finally made some contact with Lyackson First Nations and that he has been busy with the Executive Committee.

12.6 Advisory Planning Commission Report – None

13. NEW BUSINESS

13.1 Gabriola Island Trust Area Bylaw Referral Request for Response regarding Bylaw Nos. 271 and 272

TH-2014-025

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee finds its interests are unaffected by proposed Gabriola Bylaws Nos. 271 and 272 and that the Committee supports the initiative.

CARRIED

13.2 Minute Taking and Meeting Times

It was noted that the current minute takers are only available on Wednesdays if the meetings were to be held in the afternoons. Discussion ensued. It was agreed that staff be directed to put a call out for a new minute taker.

14. BYLAWS

None.

15. ISLANDS TRUST WEBSITE

Thetis Pages

TH-2014-026

It was MOVED and SECONDED,

That the Thetis Island Local Trust Committee request staff to post a link on the Thetis page to Greenshores document entitled “Coastal Shore Jurisdiction in British Columbia” – issue sheet dated October 2009.

CARRIED

It was suggested that there needs to be more development to the wording in the website as it should be easier to navigate by the general public.

16. TOWN HALL SESSION - None

17. NEXT MEETING:

Wednesday, April 16, 2014 at 9:15 am at Thetis Island Community Centre.

Planner Brzozowski stated that the terms of the Thetis Advisory Commission members are almost up. Discussion ensued.

TH-2014-27

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to bring back the Thetis Island Advisory Planning Commission Bylaw for review.

CARRIED

18. ADJOURNMENT

By general consent the meeting adjourned at 1:25 pm.

Ken Hancock, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder