



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

Date of Meeting: Wednesday, April 16, 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
Jessie Sherk, Recorder

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

1. CALL TO ORDER

Chair Hancock called the meeting to order at 9:30 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

2.1 Additions and Deletions

The following additions to the agenda were presented for consideration:

- 9.2 Change order of the agenda so that the Greenshores Scenarios Workshop follows item 4 - Minutes.
- 13.1 Change the order of the agenda so that the Gulf Islands Groundwater Protection – A Regulatory Toolkit, follows 9.2. Greenshores Scenarios Workshop

By general consent the agenda was approved, as amended.

2.2 Questions from the Public on Agenda Items - None

3. TOWN HALL SESSION - None

4. MINUTES

4.1 Local Trust Committee Meeting Minutes of March 19, 2014

- Page 2, 5.1, second paragraph be amended to read:
“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 Nation. He stated that they are continuing to communicate with the Lyackson First Nation.
- Page 3, first sentence at the top of the page, add the words “later in the meeting.” to the end of the sentence.
- Page 4, the title of 9.1.1 be amended to read:
Bylaw Provisions for Environmental Protection for the Thetis Associated Islands
- Page 4, the motion under 9.1.1 be amended read:
“It was MOVED and SECONDED,
that the Thetis Islands Local Trust Committee direct staff to include wetlands into Section 3.3 of the Thetis Associated Islands Land Use Bylaw No. 94.”
- Page 5, 11. RECALL TO ORDER, amend, for clarity, the resolution that was moved in the Closed Meeting to read:
“that the Thetis Island Local Trust Committee prioritize the expressions of interest for the Greenshores Scenarios Workshop as Lot 136 and Lot 300 (St. Margaret’s Cemetery) as Priority #1, and as Priority #2, Lot 25 Bella Vista.”
- Page 6, 12.1.1, amend the second paragraph to add the words “and stated that it was progressing.” to the end of the sentence.
- Page 7, 13.2, add the words “on Wednesdays” after the word “available” in the first sentence.

By general consent the minutes were adopted, as amended.

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

9.2 Green Shores Scenarios Workshop

9.2.1 Memorandum dated April 4, 2014

Planner Brzozowski presented the memorandum. She noted that June 13, 2014 is the date that has been agreed on as the workshop date. She drew attention to the event agenda and discussed the ferry schedule, costs of getting everyone over to the island, and times. She also noted that the facilitator would be Mike Richards and that he has already started looking at ways to adjust the agenda. The Trustees, Planner and members of the public discussed the workshop at great length.

The following points were noted:

- It would be helpful to have the backgrounds of the speakers in the package so the public knows who they are.
- Planner Brzozowski will circulate the package electronically so everyone has a chance to review it ahead of time.
- On page 2 of the Memorandum, an error was noted in the second bullet under “What”. The words “the day” should replace the word “evening”
- Add the following people to the “Invite List”:
 - Joe Knowles
 - Arthur Hunter
 - Steve Howard
 - Local Realtors -Deb Wilson, Joe Squire and Janet Moore
- Invitations should be a one-page flyer that could be printed off or emailed.
- Trustee French will be connecting with Penny Hawley regarding catering.
- Trustees French and Luckham will send property owners contact info to Planner Brzozowski.
- It was agreed that having a videographer is desired.

13. NEW BUSINESS

13.1 Gulf Islands Groundwater Protection – A Regulatory Toolkit

13.1.1 Memorandum dated March 19, 2014

Planner Brzozowski presented the Memorandum noting that Trust Council passed a resolution that this toolkit be circulated to all Local Trust Committees. She stated that it was being presented for information.

The toolkit was discussed at great length with the members of the public in attendance.

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List dated April 7, 2014

Planner Brzozowski provided updates on outstanding follow up action items.

Regarding the follow up item for Riparian Areas Regulation, Planner Brzozowski reported that a detailed assessment has been submitted and next steps would include staff determining what needs to be done with the covenant to match the regulation requirements.

Trustee Luckham gave an update on the Community to Community (C2C) funding application action item (second item under November 20). He stated that the Lyackson First Nation was unable to respond in time to meet the funding application deadline. He noted that he is still pursuing building the relationship between the Valdes property owners and the Lyackson First Nation.

5.2 Local Trust Committee Request for Chronology Leading up to Drafting of Covenant for Dayman Island

5.2.1 Memorandum dated March 24, 2014

Trustee Luckham expressed his thanks to Islands Trust staff for clarifying the information.

6. DELEGATIONS - None

7. CORRESPONDENCE - None

8. APPLICATIONS AND PERMITS - None

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Associated Islands Official Community Plan and Land Use Bylaw

9.1.1 Staff Report dated March 24, 2014

Planner Brzozowski summarized the staff report noting that she had an early legal review and as a result, a stronger Official Community Plan and Land Use Bylaw are presented for First Reading.

The suggested revision to Temporary Use Permits in the Official Community Plan, and Medical Marijuana classification and Permitted Structures in Parks in the Land Use Bylaw were discussed. It was agreed that the Committee was satisfied with the recommendations.

The planner summarized the recommendation for Parking Requirements in the Land Use Bylaw. Discussion ensued.

TH-2014-028

It was MOVED and SECONDED, that the Thetis Island Local Trust Committee amend the parking regulations section of the Thetis and Associated Islands Land Use Bylaw No. 94, Section 3.10, Subsection (1) by adding to the last sentence: boats and trailers.

CARRIED

The staff recommendation under “Permitted Home Occupations” was discussed.

The Committee took a short break from discussing the staff report to allow Ian Ralston and Ernie Hunter the opportunity to discuss an idea they had about the Green Shores Scenarios Workshop. They proposed the idea that they could organize a get-together with the contractors prior to the workshop, to catch them up on all the information. They stated that this would save time at the workshop. It was noted that the next Local Trust Committee meeting is June 4, 2014 and that that might be a good opportunity for Ernie and Ian to organize the event.

The Committee then returned to the staff report to discuss the Water Supply Requirements to Protect Groundwater. Trustees agreed with the staff recommendation.

Trustees and staff then discussed at great length an email regarding the provision of emergency services structures on vacant residential land on Ruxton Island.

TH-2014-029

It was MOVED and SECONDED, that the Thetis Island Local Trust Committee amend Thetis Associated Islands Official Community Plan Bylaw No. 93 by adding 13.2.6 Local Trust Committee Bylaw provisions should permit structures for the storage of equipment for basic emergency service to the community and 13.2.7 the Local Trust Committee should support rezoning applications that enable the establishment of community service buildings.

CARRIED

TH-2014-030

It was MOVED and SECONDED, that the Thetis Island Local Trust Committee amend the Thetis Associated Islands Land Use Bylaw No. 94 by adding under “Definitions”, “emergency services” means the provision of fire protection and medical services to the community.

CARRIED

TH-2014-031

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend the Thetis Associated Islands Land Use Bylaw No. 94, Part 5.1 (R1) Permitted Use, subsection (1) by adding (c) structures for storage of emergency service equipment.

CARRIED

TH-2014-032

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee amend the Thetis Associated Islands Land Use Bylaw No. 94 Part 5.1 (R1) "Siting and Size" a new subsection (7) For emergency service equipment storage, a maximum height of 6 meters and no more than 20 square meters in size.

CARRIED

There was an error noted on page 112 where the definition of "structure" was exactly the same under "Previous Text" and "Recommended Revisions". The correct previous text was looked up and compared. Trustees agreed with the recommended revision.

The policy statement checklist was reviewed.

TH-2014-033

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee give first reading to Draft Bylaw No. 93, cited as the Thetis Associated Island Official Community Plan Bylaw 2014" as revised.

CARRIED

TH-2014-034

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee give first reading to Draft Bylaw No. 94 cited as the "Thetis Associated Islands Land Use Bylaw 2014" as revised.

CARRIED

TH-2014-035

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to refer Proposed Bylaw No. 93 cited as the “Thetis Associated Islands Official Community Plan Bylaw 2014” and Proposed Bylaw No. 94 cited as the “Thetis Associated Islands Land Use Bylaw 2014” to the following agencies and First Nations:

- Stz’uminus First Nation
- Cowichan Tribes
- Halalt First Nation
- Hul’qumi’num Treaty Group
- Lake Cowichan First Nation
- Lyackson First Nation
- Penelekut Tribe
- Snuneymuxw First Nation
- Semiahmoo First Nation
- BC Assessment Authority
- BC Parks
- Cowichan Valley Regional District
- Department of Fisheries and Oceans
- Islands Health
- Islands Trust Bylaw Enforcement
- Islands Trust Fund
- Ministry of Environment
- Ministry of Forests, Lands and Natural Resource Operations
- Ministry of Transportation and Infrastructure
- Transport Canada
- Gabriola Island Local Trust Committee
- Salt Spring Island Local Trust Committee

CARRIED

TH-2014-036

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee advise the Executive Committee that it has reviewed the Directives Only Policies and determined that Bylaws No. 93 and No. 94 are not contrary to or at variance with the Islands Trust Policy Statement and post the new revised versions of the bylaws to the Thetis webpage of the Islands Trust website.

CARRIED

10. CLOSED MEETING - None

11. RECALL TO ORDER - None

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities and Projects Report dated April 7, 2014

The Top Priorities list was reviewed, no changes were reported.

12.2 Applications Log

12.2.1 Report dated April 7, 2014

No updates reported.

12.3 Trustee and Local Expenses

12.3.1 Expenses posted to March, 2014

Reviewed for information.

12.4 Chair's Report

Chair Hancock reported that there were great workshops at the Association of Vancouver Island and Coastal Communities Convention that he attended last weekend. He stated that the convention adopted a preliminary economic development impact study on BC Ferries fare increases and service cuts. He noted that there will be more comprehensive studies done to look deeper as well and that there was a wide consensus that the Province should be paying for the study to measure the impacts of the decisions. Lastly, he reported that he is getting ready, as a member of the Executive Council, for June Trust Council where they will be meeting with the Department of Fisheries and Oceans.

12.5 Trustees' Reports

Trustee Luckham reported that he had conversation with the Lyackson First Nation Chief and Staff member and will be following up again to see if there are any other opportunities they might be able to take advantage of. He also stated that he attended a Columbia Institute Center for Civic Governments session in Vancouver where he focused on the issues of climate change and engaging and catalyzing communities to take action. Lastly, he reported that he also attended the Association of Vancouver Island and Coastal Communities Convention where his bid for director at large was defeated.

Trustee French reported that she is very pleased that the contractors in the community, Ernie Hunter and Ian Ralston, are getting involved and putting together a pre-meeting for the Greenshores Scenarios Workshop.

12.6 Advisory Planning Commission Report – None

13. NEW BUSINESS

13.2 Local Trust Committee Submission for 2013.2014 Annual Report

13.2.1 Memorandum dated April 31, 2014

The Local Trust Committee discussed some changes to the wording of the submission including:

- An error on the last line – Riparian should not be plural
- The end of the very last sentence, delete the words “will continue” and replace with “is expected to be completed”
- Third line down, delete the words “for a number of the small associated islands in the Thetis Island Local Trust Area:” and replace with “for the Thetis Island Trust Areas associated islands, nine small islands that had limited or no regulatory mechanisms for their preservation and protection pursuant to the Islands Trust Mandate.” And then a new sentence starts with “These two bylaws....”

14. BYLAWS

14.1 Draft Bylaw No. 93 (OCP) cited as “Thetis Associated Islands Official Community Plan Bylaw, 2014” – for consideration of first reading

14.2 Draft Bylaw No. 94 (LUB) cited as “Thetis Associated Islands Land Use Bylaw, 2014” – for consideration of first reading

15. ISLANDS TRUST WEBSITE

15.1 Thetis Pages

Trustee French stated that she found the posting of the minutes and the Greenshores for Homes Coastal Shores government jurisdiction very helpful.

Trustee Luckham stated that in some documents it says there are eight islands and in others it says there are nine. He also noted that it would be helpful if there were a cover page on the Finalized Project Goals for Associated Islands Community Plan document.

16. TOWN HALL SESSION - None

17. NEXT MEETING:

The next meeting will take place on Wednesday, June 4, 2014 at 9:15 am at Thetis Island Community Centre (Forbes Hall Library) North Cove Road, Thetis Island, BC.

18. ADJOURNMENT

TH-2014-037

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee meeting be adjourned at 1:03 pm.

CARRIED

Ken Hancock, Chair

CERTIFIED CORRECT:

Jessie Sherk, Recorder