



## Thetis Island Local Trust Committee Minutes of Regular Meeting

**Date:** January 26, 2016  
**Location:** Thetis Island Community Centre (Forbes Hall)  
North Cove Road, Thetis Island, BC

**Members Present:** Susan Morrison, Chair  
Peter Luckham, Local Trustee Ken  
Hunter, Local Trustee

**Staff Present:** Janice Young, Recorder  
Marnie Eggen, Acting Island Planner

**Others Present:** One (1) member of the public was in attendance

### 1. CALL TO ORDER

Chair Morrison called the meeting to order at 9:30 am. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations. Introductions were done prior to the meeting start.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 10.1.3 Correspondence Regarding TH-DVP-2015.3 (Ryals) Ruxton Island
- 10.2.4 Memorandum Dated January 22, 2016 Regarding TH-DVP-2015.4 (Carncross)
- 13.1 Memorandum Dated January 25, 2016 Regarding Land Use Consultation for Radio Communication Utilities

**By general consent** the agenda was adopted as amended.

### 3. TOWN HALL AND QUESTIONS - None

### 4. COMMUNITY INFORMATION MEETING – None

### 5. PUBLIC HEARING – None

### 6. MINUTES

#### 6.1 Local Trust Committee Minutes dated November 24, 2015 for adoption

The following amendments to the minutes were presented for consideration:

9.2 page 3, change heading to read: Follow-up on Community to Community Funding via Union of British Columbia Municipalities.

12.7 page 6 last bullet, change second sentence to read: The grant was received and options for expanding the service will be explored.

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting Report dated January 18, 2016

Received for information.

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated January 18, 2016

Planner Eggen presented the Follow-up Action List dated January 18, 2016 and provided updates. Discussion followed.

7.2 Advisory Planning Commission

7.2.1 Staff Report dated January 14, 2016

Presented by Planner Eggen. Discussion followed.

**TH-2016-001**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee give Second Reading to Bylaw No.99, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1,2016."

**CARRIED**

**TH-2016-002**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee give Third Reading to Bylaw No.99, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1, 2016."

**CARRIED**

**TH-2016-003**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee forward Bylaw No.99, cited as "Thetis Island Local Trust Committee Advisory Planning Commission Bylaw, 2012, Amendment No. 1,2016" to the Executive Committee for consideration of approval.

**CARRIED**

8. **DELEGATIONS – None**

9. **CORRESPONDENCE - None**

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

10. **APPLICATIONS AND REFERRALS**

10.1 **TH-DVP-2015.3 (Ryals)**

10.1.1 Staff Report dated December 18, 2015

Presented by Planner Eggen. Discussion followed.

10.1.2 Correspondence dated January 14, 2016 from Russ Irish

Received.

**TH-2016-004**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee **APPROVE** the issuance of Development Variance Permit TH-DVP-2015.3 to Elisabeth and Terry Ryals, for Lot 38, Section 31, Nanaimo District, Plan 19830, PID 033- 625-371.

**CARRIED**

10.1.3 Correspondence Regarding TH-DVP-2015.3 (Ryals) Ruxton Island

Received.

10.2 **TH-DVP-2015.4 (Carncross)**

10.2.1 Staff Report dated January 8, 2016

Presented by Planner Eggen.

10.2.2 Correspondence dated January 12, 2016 from Deb Wilson

Received.

10.2.3 Correspondence dated January 11, 2016 from Patrick Mooney

Received.

10.2.4 Memorandum dated January 22, 2016 Regarding TH-DVP-2015.4 (Carncross)

Discussion followed. Applicant Gordon Carncross also spoke to the Development Variance Permit. Trustee Luckham commended Mr. Carncross for excellent follow-up for his project as part of last year's

Green Shores Pilot Program.

**TH-2016-005**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee consider Resolution Without Meeting regarding TH-DVP-2015.4 (Carncross) after the Archaeology Branch has completed the amendment process for the Site Alteration Permit (Permit no. 2015-0246) under the *Heritage Conservation Act*, should there be no changes to the rock retaining structure.

**CARRIED**

**10.3 TH-SUB-2014.2 (Lindberg)**

10.3.1 Memorandum dated January 14, 2016

Presented by Planner Eggen. Discussion followed.

**TH-2016-006**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee instruct staff to enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and/or review a covenant prohibiting residential use of common property for subdivision application TH-SUB-2014.2 Reid (Lindberg).

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Riparian Areas Regulation Implementation - Budget Requests for 2016-17**

11.1.1 Memorandum dated January 13, 2016

Recently considered by Resolution Without Meeting (RWM).

**12. REPORTS**

**12.1 Work Program Reports**

12.1.1 Top Priorities Report dated January 18, 2016

Planner Eggen presented the report. Discussion followed.

12.1.2 Projects List Report dated January 18, 2016

Received.

**12.2 Applications Report dated January 18, 2016**

Presented by Planner Eggen. Discussion followed.

**12.3 Trustee and Local Expense Report dated December, 2015**

Received.

**12.4 Adopted Policies and Standing Resolutions – None****12.5 Local Trust Committee Webpage**

Discussion and decision to add to the webpage:

- Profile of Riparian Areas Regulation for public information.
- Profile of the Green Shores Pilot Program/Carncross development process, including photos.

- 

**12.6 Chair's Report**

Chair Morrison reported on the following:

- Executive Committee and Trust Council meetings,
- Gambier Island Community to Community (C2C) meeting at the end of March.

**12.7 Trustee Reports**

Trustee Hunter reported on the following:

- Ongoing dialogue with Ian Ralston regarding the issue of Riparian Areas Regulation.

Trustee Luckham reported on the following:

- Ongoing dialogue with First Nations.
- In response to the letter received at the November 2015 meeting, he wrote a letter to Megan Harrison, Habitat Stewardship Program (HSP) Coordinator in support of Thetis Island Nature Conservancy (ThINC) land acquisition project application for funding.
- Gabriola Island bridge study, published January 25, 2016, reporting that a bridge is economically unfeasible.

**12.8 Electoral Area Director's Report – None****12.9 Trust Fund Board Report – None****13. NEW BUSINESS****13.1 Memorandum dated January 25, 2016 regarding Land Use Consultation for Radio Communication Utilities**

Memorandum received.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for Tuesday, March 29, 2016 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC**

**15. TOWN HALL – None**

**16. CLOSED MEETING**

**16.1 Motion to Close the Meeting**

**TH-2016-007**

**It was MOVED and SECONDED** that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a) for the purpose of considering appointments to the Advisory Planning Commission and s.90(1)(d) for the adoption of in-camera minutes dated June 12, 2015 AND that the recorder and staff attend the meeting.

**CARRIED**

The meeting closed to the public at 9:47 am.

**16.2 Recall to Order**

The meeting was reopened to the public at 9:49 am.

**16.3 Rise and Report**

Chair Morrison stated the minutes of the June 12, 2015 Closed Meeting were adopted, and to announce appointments to the Thetis Island Advisory Planning Commission:

- Anne Marie Koeppen
- Laurel March
- Mary Forbes

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 11:00 am.

\_\_\_\_\_  
**Susan Morrison, Chair**

**Certified Correct:**

\_\_\_\_\_  
**Janice Young, Recorder**