



## Thetis Island Local Trust Committee Minutes of Regular Meeting

<b>Date:</b>	<b>July 26, 2016</b>
<b>Location:</b>	<b>Thetis Island Community Centre (Forbes Hall) North Cove Road, Thetis Island, BC</b>
<b>Members Present</b>	<b>Susan Morrison, Chair Peter Luckham, Local Trustee Ken Hunter, Local Trustee</b>
<b>Staff Present</b>	<b>Marnie Eggen, Planner 2 Sarah Shugar, Recorder</b>
<b>Others Present</b>	<b>There were approximately four (4) members of the public in attendance, including Stephanie Cottell, Chair of the Meadow Valley Properties Strata Council; Helgi Sigurgeirson, Hardy Granite; Graeme Trigg, West Vancouver Yacht Club, Outstation Director</b>

### 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.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:  
13.2 Meadow Valley Properties Strata Letter Dated July 20, 2016

The following supplemental item to the agenda was presented for consideration:  
10.4.1 TH-RZ-2016.1 (West Vancouver Yacht Club)

**By general consent** the agenda and addendum were approved.

### 3. TOWN HALL AND QUESTIONS

Carolyn Askew requested information regarding the Road Safety Report. She expressed concern regarding safety issues related to narrow road widths; the lack of paved or gravel shoulder, poor visibility and poor conditions for pedestrians and cyclists. She spoke to the Memorandum of Understanding between the Islands Trust and the Ministry of Transportation and Infrastructure.

**4. COMMUNITY INFORMATION MEETING - None**

**5. PUBLIC HEARING - None**

**6. MINUTES**

**6.1 Local Trust Committee Minutes dated May 24, 2016 for adoption**

**By general consent** the Thetis Island Local Trust Committee meeting minutes of May 24, 2016 were adopted.

**6.2 Local Trust Committee Minutes from Special Meeting dated June 18, 2016 for adoption**

**By general consent** the Thetis Island Local Trust Committee Special Meeting minutes of June 18, 2016 were adopted.

**6.3 Section 26 Resolutions-Without-Meeting Report Dated July 19, 2016**

The report was received.

**6.4 Advisory Planning Commission Minutes - None**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List Dated July 19, 2016**

The report was received.

**7.2 Advisory Planning Commission – Update - None**

**8. DELEGATIONS - None**

**9. CORRESPONDENCE - None**

**10. APPLICATIONS AND REFERRALS**

**10.1 TH-SUB-2014.2 (Reid)**

10.1.1 Staff Report Dated July 18, 2016

Planner Eggen presented a staff report dated July 18, 2016 regarding the endorsement of a finalized covenant prohibiting residential use of common property for a proposed two lot strata subdivision.

**TH-2016-045****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee endorse the finalized covenant prohibiting residential use of common property for a proposed two lot strata subdivision on Lot 5, District Lot 1, Thetis Island, Cowichan District, Plan 5327 Except Part in Plan 2609 RW; and that the Thetis Island Local Trust Committee appoint Chair Susan Morrison on behalf of the Local Trust Committee, to be a signatory on the covenant.

**CARRIED****TH-2016-046****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee ask staff to provide information regarding the covenant on the waterfront of Lot 5, District Lot 1, Thetis Island, Cowichan District, Plan 5327, Except part in plan 2609 RW.

**CARRIED****TH-2016-047****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee ask staff to provide information regarding a water lease adjacent to Lot 5, District Lot 1, Thetis Island, Cowichan District, Plan 5327, Except part in plan 2609 RW.

**CARRIED****10.2 TH-RZ-2015.1(Penelakut Seafoods Ltd)**10.2.1 Staff Report Dated July 18, 2016

Planner Eggen presented a staff report regarding an application to rezone lands to permit mariculture.

Discussion followed including comment regarding ensuring that access to the cut is protected and awaiting responses from the Department of Fisheries and Oceans and the Ministry of Forests, Lands and Natural Resources.

**10.3 TH-RZ-2015.2 (Hardy Granite Quarries Ltd.)**

10.3.1 Memorandum Dated July 18, 2016

Planner Eggen presented a memorandum regarding an application to rezone a marine area adjacent to Valdes Island to allow barge facilities.

Applicant Helgi Sigurgeirson was present and spoke to the application. He reported all works are complete.

**10.4 TH-RZ-2016.1 (West Vancouver Yacht Club)**

10.4.1 Staff Report Dated July 18, 2016

Planner Eggen presented a staff report dated July 18, 2016 regarding an application to rezone lands to permit breakwater improvements.

West Vancouver Yacht Club Outstation Director, Graeme Trigg was present and spoke to the application.

**TH-2016-048**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee Bylaw No. 101 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 2, 2016" be read a first time.

**CARRIED**

**TH-2016-049**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 101 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 2, 2016" is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED**

**TH-2016-050**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request staff to refer Bylaw No. 101 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 2, 2016” to the following agencies and First Nations for comment:

Local Governments: Cowichan Valley Regional District; Nanaimo Regional District

Local Trust Committees: Gabriola Island Local Trust Committee; Galiano Island Local Trust Committee, Salt Spring Island Local Trust Committee;

Provincial Agencies: Ministry of Environment, Parks; Ministry of Forests, Lands and Natural Resource Operations – Ecosystems; Ministry of Forests, Lands & Natural Resource Operations - Archaeology Site Inventory; School District #68 (Nanaimo-Ladysmith)

Federal Agencies: Transport Canada; Environment Canada; Parks Canada;

First Nations (as determined from the Provincial Consultative Areas Database and in consultation with the Ministry of Community, Sport and Cultural Development): Semiahmoo First Nation; Stz'uminus First Nation; Cowichan Tribes; Halalt First Nation; Lake Cowichan First Nation; Lyackson First Nation; Penelakut Tribe; Snuneymuxw First Nation; Hul'qumi'num Treaty Group.

**CARRIED**

**TH-2016-051**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request staff to refer Bylaw No. 101 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 2, 2016” to the Valdez Island Conservancy.

**CARRIED**

**TH-2016-052**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request the applicant to provide a report from Qualified Environmental Professional regarding appropriate times for construction that would not impact migratory and resident bird species.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS - None**

**12. REPORTS**

**12.1 Work Program Reports**

**12.1.1 Top Priorities Report Dated July 19, 2016**

The report was received.

**12.1.2 Projects List Report Dated July 19, 2016**

The report was received.

There was a discussion regarding the Road Safety Report and it was noted the Thetis Island Local Trust Committee is strongly in favour of advocating for improved road safety.

**12.2 Applications Report Dated July 19, 2016**

The report was received.

**TH-2016-053**

**It was MOVED and SECONDED**

that that the Thetis Island Local Trust Committee request staff to provide a written update regarding application TH-DVP-2015.2 (Trincomali Holdings Ltd.).

**CARRIED**

**12.3 Trustee and Local Expense Report Dated May 2016**

The report was received.

**12.4 Adopted Policies and Standing Resolutions - None**

**12.5 Local Trust Committee Webpage**

Planner Eggen presented an update regarding the webpage and noted public submissions related to applications would be posted on the website and links to the submissions would be included in agenda packages.

**12.6 Chair's Report**

Chair Morrison reported the next Trust Council is scheduled for September 13 to 15, 2016 on Mayne Island.

**12.7 Trustee Reports**

Trustee Hunter suggested each Trustee provide a draft of their ideas regarding the Islands Trust Visioning Statement for consideration at the next Trust Council and expressed support for consideration of the Riparian Areas Regulation (RAR) at the next meeting.

Trustee Luckham reported he has received a number of complaints regarding disturbances and noise recently and suggested residents also submit their complaints via the Islands Trust website. He expressed continued concern regarding the lack of consultation with the Cowichan Valley Regional District on burning bylaws.

**12.8 Electoral Area Director's Report – None****12.9 Trust Fund Board Report**

Chair Morrison reported the Trust Fund Board has requested the Islands Trust Visioning Statement be considered at the next Trust Council. She reported there were discussions regarding the protection of Owl Island and the audited financial statements were approved.

**13. NEW BUSINESS****13.1 2017-18 Local Trust Committee Budget Request****13.1.1 Staff Report Dated July 12, 2016**

A staff report dated July 12, 2016 regarding 2017-18 Local Trust Committee Budgets was presented.

**TH-2016-053****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee approve and forward the draft 2017-18 budget submission to Financial Planning Committee as presented.

**CARRIED**

**13.2 Meadow Valley Properties Strata Letter Dated July 20, 2016**

Correspondence was received.

Stephanie Cottell, Chair of the Meadow Valley Properties Strata Council was present and spoke to the correspondence. She expressed support for a covenant that speaks to the strata's support of conservation and stewardship of the watershed in place of RAR on the property. She expressed concern regarding whether the strata would need to undertake the Development Permit Area process for any maintenance in the RAR area. She also expressed concern regarding the uncertainty of RAR.

There was discussion including that the Islands Trust is the agency tasked to implement RAR.

**TH-2016-054****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request staff to forward the letter dated July 20, 2016 from the Chair of the Meadow Valley Properties Strata Council with appendix, to the appropriate senior staff member at the Ministry of Environment and request a review of the watershed within the Meadow Valley Properties and advise how the Ministry of Environment expects the Thetis Island Local Trust Committee to proceed, and that the correspondence be copied to the Meadow Valley Properties Strata Council.

**CARRIED**

**14. UPCOMING MEETINGS**

The next regular meeting is scheduled for Tuesday, October 11, 2016 at 9:30 a.m. at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, B.C.

**15. CLOSED MEETING****16.1 Motion to Close the Meeting****TH-2016-055****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), (d) and (i) for the purpose of considering Appointment of Board of Variance (BOV) Members and adoption of In-Camera Meeting Minutes dated May 24, 2016 and to receive advice that is subject to solicitor-client privilege, including communication necessary for that purpose, and that the recorder and staff attend the meeting.



ADOPTED

**CARRIED**

The meeting was closed to the public at 11:11 a.m.

**16.2 Recall to Order**

The meeting was reopened to the public at 11:22 a.m.

**16.3 Rise and Report**

Chair Morrison reported the Thetis Island Local Trust Committee has appointed Sheila Ray, Jack Woodward, and Laurie Jackson to the Board of Variance for the Thetis Island Local Trust Area. She also reported the minutes of the May 24, 2016 Closed Meeting were adopted.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 11:22 a.m.

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Susan Morrison, Chair

Certified Correct:

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Sarah Shugar, Recorder