



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: November 29, 2016
Location: Forbes Hall Community Centre (Hunter Room)
 292 North Cove Road, Thetis Island, BC

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

Staff Present Marnie Eggen, Acting Island Planner
 Gary Richardson, Island Planner, Southern Team
 Janice Young, Recorder

Others Present

**There were two (2) members of the public in attendance:
 Stephanie Cottell of the Meadow Valley Properties Strata, and
 Carolyn Askew representing the Thetis Island Residents and
 Ratepayers Association (TIRRA) and the Thetis Island
 Community Association (TICA).**

1. CALL TO ORDER

Chair Morrison called the meeting to order at 09:29 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, and introduced the Trustees and Staff, and welcomed members of the public.

2. APPROVAL OF AGENDA

By general consent the agenda was adopted with the following additions:

- 9.1 Letter dated November 2, 2016 from Olaf and Lynda Knezevic
- 9.2 Email dated November 28, 2016 from Gary Richardson

3. TOWN HALL AND QUESTIONS

Carolyn Askew, representing the Thetis Island Residents and Ratepayers Association (TIRRA Transportation Committee) asked for an update on the request for a Road Safety Report, and follow-up action. Also, representing the Thetis Island Community Association (TICA), she reported on the \$120,000 in funds given to TICA by BC Ferries that is intended for the expansion of Forbes Hall and facilities, and asked for input from the Trustees.

Trustee Luckham responded regarding the Road Safety Report query, that there is verbal commitment from the Ministry of Transportation and Infrastructure, however,

nothing in writing. With respect to the hall expansion funds, consider investigating matching funds opportunities.

Stephanie Cottell asked about a Riparian Areas Regulation update for the Meadow Valley Properties, to which Planner Eggen responded that there would be a verbal update.

TH-2016-064

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee ask staff to make a follow-up call to the Ministry of Transportation and Infrastructure regarding the request for a safety audit of the roads on Thetis Island, as there is concern for public safety.

CARRIED

4. COMMUNITY INFORMATION MEETING - None

5. PUBLIC HEARING - None

6. MINUTES

6.1 Local Trust Committee Minutes dated October 11, 2016 for adoption

By general consent the minutes were adopted with the following amendments:

Item 1: Add a final sentence, "Introductions occurred as members of the public joined the meeting."

Item 12.6: Delete, at the end of the third bullet, "regarding the Biosphere project."

6.2 Section 26 Resolutions-Without-Meeting Report - None

6.3 Advisory Planning Commission Minutes – None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 21, 2016

Received.

8. DELEGATIONS – None

9. CORRESPONDENCE

Received.

10. APPLICATIONS AND REFERRALS

10.1 TH-RZ-2015.1 (Penelakut Seafoods Ltd.)

10.1.1 Staff Report dated November 29, 2016

Planner Eggen presented the report regarding application by Penelakut Seafoods to rezone land to permit mariculture. Discussion followed.

TH-2016-065

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 96, cited as "Thetis Island Official Community Plan, 2011, Amendment No. 1, 2015", be adopted.

CARRIED

TH-2016-066

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015", be read a third time.

CARRIED

TH-2016-067

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee Bylaw No. 97 cited as "Thetis Island Land Use Bylaw, 2011, Amendment No. 1, 2015", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

10.2 TH-RZ-2015.2 (Hardy Granite Quarries Ltd.)

10.2.1 Staff Report dated November 29, 2016

Planner Eggen presented the report regarding application by Hardy Granite to rezone a marine area to allow barge facilities. Discussion followed.

TH-2016-068

It was MOVED and SECONDED that the Thetis Island Local Trust Committee **Bylaw No. 98** cited as “**Valdes Island Rural Land Use Bylaw, 1998, Amendment No.1, 2016**” be amended as follows:

i. Section 2.1 is deleted in its entirety and replaced with the following:

2.1 Schedule “A” is amended by inserting the following new subsection and text, and by making such alterations to Schedule “A” to Bylaw No. 42 as are required to effect this change:

5.2.13 Marine Barge Facility (W7) Zone

The following uses and no others are permitted in the (W7) Zone:

- Barge loading and unloading
- Aids to marine navigation
- Moorage to buoys associated with use of adjacent upland parcel

CARRIED

TH-2016-069

It was MOVED and SECONDED that the Thetis Island Local Trust Committee Bylaw No. 98 cited as “Valdes Island Rural Land Use Bylaw, 1998, Amendment No. 1, 2016” be read a first time as amended.

CARRIED

10.3 TH-DVP-2015.2 (Trincomali Holdings Ltd.)

10.3.1 Staff Report dated November 17, 2016

Planner Richardson presented the report regarding Development Variance Permit application TH-DVP-2015.2, from Dan A. J. Wickham, Director and Shareholder of Trincomali Holdings, to permit a seawall structure within zero metres of a rear lot. Discussion followed.

TH-2016-070

It was MOVED and SECONDED that the Thetis Island Local Trust Committee consider issuance of TH-DVP-2015.2 when:

- a) mitigation measures recommended in the Impact Assessment Report dated July 15, 2016 prepared by JPH Consultants are carried out to the satisfaction of the Planner;
- b) First Nations concerns are addressed to the satisfaction of the Local Trust Committee;
- c) a signed survey prepared by a Registered BC Land Surveyor is provided showing the location of the seawall structure.

CARRIED

10.4 Salt Spring Island Local Trust Area Bylaw Referral

10.4.1 Request for Response for Bylaw No. 497

TH-2016-071

It was MOVED and SECONDED that in response to Salt Spring Island Trust Area Bylaw Referral for Bylaw No. 497, the Thetis Island Trust Committee states that its interests are unaffected.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Riparian Areas Regulation

11.1.1 Verbal Update

Planner Eggen gave a verbal update regarding Riparian Areas Regulation and reported that staff is still waiting for response from the Ministry.

12. REPORTS

12.1 Work Program Reports

12.1.1 Top Priorities Report dated November 21, 2016

Received.

12.1.2 Projects List Report dated November 21, 2016

Received.

12.2 Applications Report dated November 21, 2016

Received.

12.3 Trustee and Local Expense Report dated September, 2016

Received. Discussion followed.

12.4 Adopted Policies and Standing Resolutions - None

12.5 Local Trust Committee Webpage

Post Shoreline Protection Publication.

12.6 Chair's Report

Chair Morrison reported on the following:

- Many meetings in preparation for Trust Council Quarterly Meeting on Salt Spring Island, December 6-8, 2016 meetings.

- Trust Fund Board Update.

12.7 Trustee Reports

Trustee Hunter reported on the following:

- Bylaw enforcement concerns.
- Ongoing gas pipeline issue.

Trustee Luckham reported on the following:

- Many meetings to discuss packages coming through to Trust Council.
- Local Thetis Island Nature Conservancy (ThINC) campaign – amazing wave of interest and pledging.

12.8 Electoral Area Director's Report - None

12.9 Trust Fund Board Report - None

13. NEW BUSINESS

13.1 Shoreline Protection

13.1.1 Memorandum dated November 18, 2016

TH-2016-072

It was MOVED and SECONDED that the Thetis Island Trust Committee contribute \$500 for printing the Shoreline Report from the communications budget for distribution on Thetis Island.

CARRIED

Review and discussion of this publication; copies to be available in the Library.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Tuesday, February 21, 2017 at 9:30 am at the Forbes Hall Community Centre (Hunter Room), 292 North Cove Road, Thetis Island, BC

15. TOWN HALL

Comment on the excellent Shoreline Report publication.

16. **CLOSED MEETING - None**

17. **ADJOURNMENT**

By general consent the meeting was adjourned at 10:25 am.

Susan Morrison, Chair

Certified Correct:

Janice Young, Recorder