



## Thetis Island Local Trust Committee Minutes of Regular Meeting

**Date:** February 21, 2017  
**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** Marnie Eggen, Island Planner  
 Janice Young, Recorder

**Others Present** Approximately eighteen (18) members of the public

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

The following change to the agenda was presented for consideration:

**8.1** To be moved to the beginning of agenda

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

### 3. TOWN HALL AND QUESTIONS

The following points were made:

- A community member asked about restrictions for Temporary Use Permits.
  - A Trustee responded that anyone can make an application to the Local Trust Committee (LTC) to discuss before applying for re-zoning and that there is no discrimination in this process.
- A community member commented on the difficulty of shutting down illegal operations after the fact.
- A member of the community asked about time restrictions for Temporary Use Permits (TUPs).
  - Staff responded that approved TUPs are valid for three years.
- A community member asked the LTC to consider tree cutting restrictions.
  - A Trustee responded saying that attempts to include the Development Permit Area in the most recent Official Community Plan revision was unsuccessful, and that they may revisit this issue.

- A community member asked about the definition and regulations of necessary outbuildings.
  - A Trustee responded that accessory structures and buildings are for “accessory use” to the residential dwelling.
- A community member asked for timely action regarding Lot 49, Harbour Road.

**4. COMMUNITY INFORMATION MEETING - None**

**5. PUBLIC HEARING - None**

**6. MINUTES**

**6.1 Local Trust Committee Minutes dated November 29, 2016 for adoption**

The following amendments to the minutes were presented for consideration:

1. **Call to Order**, third line down, change to read “Trustees and Staff, and welcomed members of the public.”

**By general consent** the minutes were adopted as amended.

**6.2 Section 26 Resolutions-Without-Meeting Report dated February 10, 2017**

Received.

**6.3 Advisory Planning Commission Minutes - None**

**7. BUSINESS ARISING FROM MINUTES**

**7.1 Follow-up Action List dated February 10, 2017**

Report received. Update provided by the Island Planner.

**8. DELEGATIONS**

**8.1 Gerry & Vivian Smith regarding Lot 49 Harbour Road, Thetis Island**

Presentation by Gerry Smith and submission of a petition signed by 62 community members for the LTC to reject the application for a Temporary Use Permit to R. Velez of Lot 49 Harbour Road for the purpose of the development of a campground. He added that this illegal and unsightly development of Lot 49 is interfering with the sale of his property, and that for health reason, he and his wife need to sell and relocate in a timely fashion.

The Island Planner responded with a brief definition of a Temporary Use Permit and noted the following:

- Bylaw Enforcement has discontinued rental use of the trailers onsite;

- The owner of Lot 49 has not yet applied for a Temporary Use Permit; and
- It is only a conversation at this point. Many substantial documents must also be submitted at the time of the permit application.

Discussion followed.

**TH-2017-001**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee direct Staff to advise Mr. Velez that the Local Trust Committee requests receipt of a complete application for their attention on the project within 30 (thirty) days and that Bylaw Enforcement be engaged to bring the project into compliance in absence of an application.

**CARRIED**

**TH-2017-002**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee direct Staff to write to the Cowichan Valley Regional District requesting the status of all building permits on record for Lot 49 Harbour Road, Thetis Island.

**CARRIED**

**TH-2017-003**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee write to Mr. Velez expressing that the Local Trust Committee has received a significant number of letters in opposition to the development of a campground, and none were in favour.

**CARRIED**

**9. CORRESPONDENCE - None**

**10. APPLICATIONS AND REFERRALS**

**10.1 TH-RZ-2015.2 Hardy Granite Quarries Ltd - Staff Report**

Staff Report presented by Planner Eggen.

**TH-2017-004**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request Staff to schedule a Community Information Meeting and Public Hearing for Bylaw No. 98 cited as "Valdes Island Rural Land Use Bylaw, 1998, Amendment No.1, 2016."

**CARRIED**

**10.2 TH-SUB-2015.1 Polaris - Staff Report**

Staff Report presented by Planner Eggen.

**TH-2017-005**

**It was MOVED and SECONDED**

that Staff advise the Local Trust Committee on the status of the fulfilment of the necessity for the archaeological impact assessment with respect to Dayman Island.

**CARRIED**

**TH-2017-006**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and/or review a covenant prohibiting further subdivision and disposition of the common property for subdivision application TH-SUB-2015.1.

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

**11.1 Riparian Areas Regulation**

**11.1.1 Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) Response Regarding Implementing RAR on Thetis Island - For Discussion**

Received.

Letter from Ian Ralston dated February 17, 2017 also received.

Discussion followed.

**TH-2017-007**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request Staff to arrange for a meeting of the Staff of the Ministry of Forests, Lands and Natural Resource Operations, including Riparian Area Regulation Resource Specialist Andrew Appleton, with the Thetis Island Local Trust Committee and the Meadow Valley Strata members to discuss Riparian Areas Regulation application for Ralston Creek and options for implementation.

**CARRIED**

Chair Morrison requested the following:

- That a large format map of the area in question be prepared for this meeting;

- Printed resource materials are available for people to take away with them; and
- The Strata members are informed as soon as possible.

## 12. REPORTS

### 12.1 Work Program Reports

#### 12.1.1 Top Priorities Report dated February 10, 2017

Report reviewed and discussion followed.

#### 12.1.2 Projects List Report dated February 10, 2017

Report reviewed and discussion followed.

#### **TH-2017-008**

#### **It was MOVED and SECONDED**

to add to the Projects List a new item: Review of Development Permit Area and the Development Approval Information Bylaw for Thetis Island.

**CARRIED**

### 12.2 Applications Report dated February 10, 2017

Report received. Update provided by the Island Planner.

### 12.3 Trustee and Local Expense Report dated December, 2016

Received.

### 12.4 Adopted Policies and Standing Resolutions - None

### 12.5 Local Trust Committee Webpage – None

### 12.6 Chair's Report

Chair Morrison reported on the following:

- Attended the following meetings:
  - Executive Committee preparing for March Trust Council
  - Denman Island issue of driving on the beach.
  - Local Trust Committee meeting on Lasqueti Island
    - Two projects moving forward
      - Aging in place
      - Shoreline protection

**12.7 Trustee Reports**

Trustee Hunter reported that he is still awaiting a report from the roadway safety inquiry.

Trustee Luckham had no report at this time.

**12.8 Electoral Area Director's Report - None**

**12.9 Trust Fund Board Report dated February, 2017**

Report presented by Chair Morrison.

**13. NEW BUSINESS**

**13.1 Provincial Private Moorage Policy Update - Memorandum**

Memorandum received and discussed.

**TH-2017-009**

**It was MOVED and SECONDED**

that the Local Trust Committee write the Executive Committee to write to the Province requesting the Province to not apply general provisions regarding the Provincial Private Moorage Policy Update until the Local Trust Committees have the opportunity to consider the Provincial Private Moorage Policy Update in respect to local zoning and bylaws.

**CARRIED**

**13.2 New Nature Reserve on Thetis Island – Memorandum**

Memorandum presented by Chair Morrison; discussion followed regarding the New Moore Hill Nature Reserve on Thetis Island and plans for a gathering to celebrate this significant occasion.

**14. UPCOMING MEETINGS**

**14.1 Next Regular Meeting Scheduled for Tuesday, April 18, 2017 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 - None**

17. **ADJOURNMENT**

**By general consent** the meeting was adjourned at 12:04pm.

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Susan Morrison, Chair

Certified Correct:

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Janice Young, Recorder