



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: December 11, 2018
Location: Thetis Island Community Centre (Forbes Hall)
 North Cove Road, Thetis Island, BC

Members Present: Laura Patrick, Chair
 Doug Fenton, Local Trustee
 Peter Luckham, Local Trustee

Staff Present: Ann Kjerulf, Regional Planning Manager
 Janice Young, Recorder

Others Present: Chad Marlatt, Manager, Cypress Land Services
 Approximately six (6) members of the public

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Patrick called the meeting to order at 9:35 am. She acknowledged that the meeting was being held in the unceded territory of the Coast Salish First Nations, introduced Local Trust Committee members and staff, and reviewed rules of order for the meeting and for questions or comments from members of the public.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

8.1 Ruxton Island Private Moorage Structures Review – Staff Report

9.1 Correspondence from Keith Lawrence, Cowichan Valley Regional District (CVRD)

By general consent the agenda was adopted as amended.

3. MINUTES

3.1 Local Trust Committee Minutes for Adoption - none

3.2 Section 26 Resolutions-Without-Meeting Report dated December 3, 2018

Received.

3.3 Advisory Planning Commission Minutes – for Receipt

Received.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated December 3, 2018

Presented and updated by Regional Planning Manager Kjerulf. Discussion followed.

TH-2018-046

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request the Executive Committee to investigate options available to Local Trust Committees with regard to being notified with respect to mariculture and aquaculture Licenses of Occupation changes, including change in species.

CARRIED

5. DELEGATIONS

None

6. TOWN HALL

Comments from members of the public included:

- Request for clarity regarding possible changes with respect to mariculture and aquaculture licences.
- Observation that species and habitat have improved through non-use of licensed areas.
- Recognition of climate change and recommending the LTC provide encouragement and incentives to assist communities to adapt to climate changes using, for example, solar panels, charging station.
 - Trustee Luckham agreed that there are strategies that we might take to protect ourselves, and more importantly protect species and habitat. Where there is opportunity, Island Trust will do everything it can.
- A Ruxton Island resident requested that the LTC refer to Ruxton Island residents for input on land use applications.

7. APPLICATIONS AND REFERRALS

7.1 Salt Spring Island Local Trust Committee Bylaw Referral regarding Proposed Bylaw No. 512

TH-2018-047

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee advise the Salt Spring Island Local Trust Committee, that with respect to Bylaw No. 512, that our interests are unaffected by the Bylaw.

CARRIED

7.2 Salt Spring Island Local Trust Committee Bylaw Referral regarding Proposed Bylaw No. 515

TH-2018-048

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee advise the Salt Spring Island Local Trust Committee, that with respect to Bylaw No. 515, that our interests are unaffected by the Bylaw.

CARRIED

7.3 TH-ALR-2018.11 (Woodman) - Staff Report

Staff Report presented by Regional Planning Manager Kjerulf; discussion followed.

TH-2018-049**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee forward application TH-ALR-2018.1 to the Agricultural Land Commission with the following recommendations:

- a) That the property owner/applicant submit a report by a qualified professional (P. Eng. or P. Ag.) to the Agricultural Land Commission describing the agricultural capability of the subject property and demonstrating that the subject property meets Agricultural Land Commission criteria for inclusion applications;
- b) That the property owner/applicant submits an application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for a water license that authorizes the use of surface water or groundwater for the proposed agricultural uses.

CARRIED**7.4 TH-OTH-2018.1 (Telus) - Staff Report**

Staff Report presented by Regional Planning Manager Kjerulf. Discussion followed.

TH-2018-050**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request that staff inform the Proponent for the TELUS communications tower proposal located at 61 Pilkey Point Road, Thetis Island, that:

- a) the Local Trust Committee is satisfied with the Proponent's public consultation process and that the Proponent does not need to undertake further consultation with the public;
- b) the Local Trust Committee concurs with the TELUS proposal to construct a communications tower provided it is constructed substantially in accordance with the plans submitted to the Islands Trust, subject to Telus being unable to secure an alternate location on Thetis Island.

CARRIED**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Ruxton Island Private Moorage Structure Review**

Ruxton Island Private Moorage Structure Review presented by Regional Planning Manager Kjerulf. Discussion followed. This has been a two-year process so far and the LTC asked to prioritize completion of this project in 2019 with draft bylaws to be ready for the next LTC meeting.

TH-2018-051**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee endorse the revised Thetis Associated Islands Land Use Bylaw Amendment – Ruxton Island Private Moorage Structures Project Charter (v.4.0).

CARRIED**9. CORRESPONDENCE****9.1 Correspondence from Keith Lawrence, Cowichan Valley Regional District (CVRD).**

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

Trustee Luckham read aloud the email correspondence from Keith Lawrence, CVRD asking if the local trustees might be interested in being part of a video project with an invitation to meet and discuss question of place, theme and hope. The trustees recommended to direct future enquiries to community members to be involved, such as members of the Thetis Island Nature Conservancy and Thetis Island Community Centre if this project proceeds. Trustee Luckham provided Keith Lawrence with links to three videos produced by Islands Trust which may be useful for the project.

10. NEW BUSINESS

10.1 Local Trust Committee (LTC) Meeting Schedule - 2019 – Memorandum

Memorandum reviewed by LTC and discussion followed.

TH-2018-052

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

that the Thetis Island Local Trust Committee schedules its regular business meetings on the following dates in 2019: June 25, August 27, October 8, and November 19, and to direct staff to find suitable meeting dates for February and April.

CARRIED

10.2 Notification of Federal Cannabis Licence Applications - Staff Report

Staff report on notification of Federal Cannabis Licence applications presented by Regional Planning Manager Kjerulf. Discussion followed.

TH-2018-053

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

that the Thetis Island Local Trust Committee adopt the following standing resolution:

- that the Thetis Island Local Trust Committee requests that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.

CARRIED

TH-2018-054

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

that the Thetis Island Local Trust Committee place Regulation of Cannabis Production and Retail Sales on the Projects List.

CARRIED

10.3 Fees Bylaw Amendment - Staff Report

Regional Planning Manager Kjerulf reviewed the LTC Fees Bylaw Amendment Bylaw No. 106. Discussion followed.

TH-2018-055

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

that the Thetis Island Local Trust Committee amend Bylaw No. 106 to change in Schedule No. 1, Table 4, Item 4, the amount from \$825 to \$2000.

CARRIED

TH-2018-056

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

that Thetis Island Local Trust Committee Bylaw No. 106, cited as "Thetis Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be read a first time, as amended.

CARRIED

TH-2018-057**It was MOVED and SECONDED**

that Thetis Island Local Trust Committee Bylaw No. 106, cited as "Thetis Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be read a second time.

CARRIED**TH-2018-058****It was MOVED and SECONDED**

that Thetis Island Local Trust Committee Bylaw No. 106, cited as "Thetis Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be read a third time.

CARRIED**TH-2018-059****It was MOVED and SECONDED**

that Thetis Island Local Trust Committee Bylaw No. 106, cited as "Thetis Island Local Trust Committee Fees Bylaw, 2007, Amendment No. 1, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Regional Planning Manager Kjerulf provided background on the Trust Council model fee schedule, reported that most fees have not changed since 2007 and recommended the LTC request that the Local Planning Committee review the model fees schedule. Discussion followed.

TH-2018-060**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request that the Local Planning Committee review the Trust Council Model Fees Schedule in relation to Islands Trust Council Policy 5.6.i and current average application processing costs, and make recommendations to the Islands Trust Council to update Policy 5.6.i and the Model Fees Schedule.

CARRIED**10.4 Advisory Planning Commission (APC) Appointments and Bylaw - Staff Report**

Regional Planning Manager Kjerulf provided background for the role and need for Advisory Planning Commission members.

Trustee Luckham spoke to the need for the APC to have a minute taker so they can focus on their meeting, and that the minute taker be a paid position.

TH-2018-061**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request that staff advertise for expressions of interest for the Thetis Island Advisory Planning Commission.

CARRIED**TH-2018-062****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee request that staff draft an updated Advisory Planning Commission bylaw for Local Trust Committee consideration.

CARRIED

10.5 Incorporating the Regional Conservation Plan into Land Use Planning – Briefing

Brief provided by Regional Planning Manager Kjerulf.

10.6 Coastal Douglas-fir & Associated Ecosystems Toolkit - Staff Report

Presented by Regional Planning Manager Kjerulf, for consideration of the Thetis Island LTC to add to its Top Priorities or Projects List; discussion followed.

<http://www.islandstrust.bc.ca/media/346674/cdf-toolkit-final-web.pdf>

11. REPORTS**11.1 Trustee Reports**

Trustee Fenton reported on the following:

- Thanks for being elected the new Trustee on the LTC.
- Challenging conversations with members of the public.
- Spent three days in Victoria at Trust Council for orientation.
- Positive and hopeful to work through our challenges.
- Ways in which the Trustees' role plays out and how it fits into the larger conversations.

Trustee Luckham reported on the following:

- Excited to be here to do this important work.
- The importance of leading by example.
- Thanks for Council support for his role on Islands Trust Council and the opportunity to continue the role that Islands Trust has been doing in the larger scheme of things.
- Ocean protection plan – Federal Government projects.
 - National concern such as protection of killer whales and protection of the Salish Sea, is in national interest.
 - Freighters – safe harbour - letter of support from Ministry of Transportation and Infrastructure.
 - Salish Sea transcends boundaries. Bring all the mayors of these regions together for a roundtable discussion.
- Executive Committee – excited about this new team working together.
 - Invitation to Islands Trust Executive Committee to attend the Legislature,
 - Welcomed and acknowledged at his meeting.
- Budget cycle – survey will come out to bring in public consultation for budget spending.
- The importance of respecting each other to work together in a positive environment:
 - Create a process that we are proud of our work together; and
 - Display a good model of leadership and governance.

11.2 Chair's Report

Chair Patrick reported on the following:

- Honoured to be here as Chair of this Local Trust Committee and looking forward to working together.
- As a first time Trustee on Salt Spring Island he is recognizing that many of the issues are the same on other islands and that we can work better together across islands on issues more economical and creative.
- Training and learning – lots to learn.

- Islands issues are island issues regardless of where we are.

11.3 Trust Conservancy Report September, 2018

Received for information.

Trustee Luckham congratulated Trustee Fenton on his successful position at the Islands Trust Conservancy.

Trustee Fenton presented the Trust Conservancy Report and reported on the following:

- Members met in late November.
- Developing strategies for working with LTCs to preserve more land, find more private opportunities and how the ecosystems connect, the larger picture and working with First Nations.
- Met with the Thetis Island Nature Conservancy on Penelakut Island for conversation with Penelakut First Nations regarding Burchell Hill and Moore Hill Conservancy.

11.4 Electoral Area Director's Report – None

The LTC will continue to encourage updates from the Electoral Area Director.

11.5 Applications Report dated December 3, 2018

Regional Planning Manager Kjerulf presented the Applications Report. Discussion followed.

TH-2018-063

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request Trincomali Holdings Limited, the applicant of TH-DVP-2015.2 provide the Thetis Island Local Trust Committee with the results of the recent archaeological report and that the same report be provided to the Penelakut First Nations Council.

CARRIED

TH-2018-064

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to contact the West Vancouver Yacht Club, the proponent of TH-RZ-2016.1 regarding their intentions to pursue the application and if there is no response in ninety (90) days that the file will be closed.

CARRIED

11.6 Adopted Policies and Standing Resolutions

Received for information.

11.7 Trustee and Local Expense Report dated September, 2018

Received for information.

11.8 Local Trust Committee Webpage

Received for information.

12. WORK PROGRAM

12.1 List of Top Priorities

Received for information.

In depth discussion of top priorities and ways to choose – i.e. lens of focus, framing a theme, local & federation-wide focus as follows:

- Four-year process; two years of learning including public consultation and ecological surveys; two years of implementing changes.
- Look at and address affordable housing on Thetis Island. As the islands become gentrified, there is still a necessity for housing for people who are renters, as well as providing alternative housing for seniors housing and aging in place.
- Development Permit Areas can work to effect change in this area. First Nations relationship building; the history of this place.

No need to change the Top Priorities today, the Projects List will eventually impact the Top Priorities List.

12.2 List of Projects

TH-2018-065

It was MOVED and SECONDED

that the Thetis Island Local Trust Committee request staff to add Affordable Housing Strategy to the Projects List with “Activities” to read: Affordable Housing for young families, seniors and workers; and Public Consultation.

CARRIED

TH-2018-066

It was MOVED and SECONDED

that the that the Projects List be amended, that under the Review of Development Permit Areas, that these existing projects be moved as “Activities” to the Develop Permit Areas as follows:

- Island wide watershed protection,
- Sensitive ecosystems education and engagement,
- Incorporation of Regional Conservation Plan,
- Incorporation of the Coastal Douglas Fir and associated ecosystems,
- Riparian Area Regulation and Shoreline Protection Area.

When asked by the Chair if there is any discussion on the motion, a Trustee requested an amendment by adding “Riparian Area Regulation and Shoreline Protection Area” to the list.

CARRIED

13. CLOSED MEETING - none

14. UPCOMING MEETINGS

14.1 Next Regular Business Meeting - TO BE DETERMINED

15. ADJOURNMENT

By general consent the meeting was adjourned at 12:35pm.

Laura Patrick, Chair

Certified Correct:

Janice Young, Recorder