



## Thetis Island Local Trust Committee Minutes of Regular Meeting

**Date:** July 21, 2020  
**Location:** Electronic Meeting

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

**Staff Present:** Heather Kauer, Regional Planning Manager  
 Marnie Eggen, Island Planner  
 Sarah Shugar, Recorder

**Others Present:** None

### 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 9:31 a.m. She welcomed everyone to the second electronic meeting of the Thetis Island Local Trust Committee and acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. REPORTS

#### 3.1 Trustee Reports

Trustee Fenton reported the following:

- Attended several meetings with Trustees and staff regarding Islands Trust Policy amendments in consideration of climate change and First Nations reconciliation;
- Attended an Islands Trust Conservancy meeting.

Trustee Luckham reported the following:

- Attended several meetings with Executive Committee regarding follow up items from the June 2020 Trust Council and planning for the next Trust Council;
- Attended a meeting with the Islands Trust Conservancy;
- Attended meetings regarding First Nations reconciliation;
- Attended a telephone meeting with the Abrupt Shellfish Inc. applicant regarding application TH-RZ-2020.1;
- The Thetis Island Community Centre building renovation is in progress.

### 3.2 Chair's Report

Chair Patrick reported on the following:

- She was interviewed for a Driftwood Newspaper article dated June 2, 2020 regarding Coastal Douglas-fir Ecosystem protection and noted that she appeared to be critical of staff in the article. Chair Patrick clarified that she was not critical of staff and that she does have concerns regarding the Coastal Douglas-fir Ecosystem mapping that was completed. Chair Patrick reported that she advocates for healthy people, healthy society, healthy environment and community based ecosystem management.
- The Local Planning Committee is scheduled to meet on July 29, 2020 regarding Coastal Douglas-fir Ecosystem Protection and the Application Fees Bylaw review.

### 3.3 Electoral Area Director's Report

Chair Patrick reported the Electoral Area Director's Report was circulated by email to Trustees.

## 4. TOWN HALL

There were no speakers in the Town Hall portion of the meeting.

## 5. MINUTES

### 5.1 Local Trust Committee Minutes dated June 2, 2020 - for Adoption

**By general consent** the Thetis Island Local Trust Committee meeting minutes of June 2, 2020 were adopted.

### 5.2 Section 26 Resolutions-Without-Meeting - none

### 5.3 Advisory Planning Commission Minutes - none

## 6. BUSINESS ARISING FROM MINUTES

### 6.1 Follow-up Action List dated July 14, 2020

The report was received.

In discussion the following questions were noted:

- Follow-up Action Item No. 2 dated August 20, 2019: Staff to draft a letter for the Chair's signature to ISED for their comment on the Safety Code 6 2013 review and incorporation of UNDRIP principles in telecommunications consultation.cc: local First Nations.
  - Planner Eggen reported the letter has not been sent at this time.
- Follow-up Action Item No. 1 dated February 11, 2020: Staff to inquire with the CVRD about their Official Community Plan (OCP) review and how Thetis Island will be included in the review.
  - Planner Eggen reported comments were forwarded to CVRD staff and the CVRD has advised the best way for the public to be involved in the OCP review is to participate via the CVRD website. CVRD staff advised that the LTC would be among the agency referrals that are to be sent out in the fall of 2020.

## 7. APPLICATIONS AND REFERRALS - none

## 8. LOCAL TRUST COMMITTEE PROJECTS

### 8.1 Thetis Island Riparian Areas Protection Regulation Implementation - Staff Report

Planner Eggen presented a staff report dated July 13, 2020 and a PowerPoint presentation regarding implementation of the Thetis Island Riparian Areas Protection Regulation.

In discussion the following comments and questions were noted:

- Why the Riparian Assessment Area would be measured from the high water mark of a watercourse versus the centre of a watercourse.
  - Planner Eggen reported the Riparian Areas Protection Regulation stipulates that the measurement be taken from the high water mark of a watercourse.
- Delineation of a high water mark of a watercourse.
  - Planner Eggen reported the delineation of the high water mark of a watercourse would be determined by a Qualified Environmental Professional (QEP).
- There are two properties within the strata development and one property across Kenwood Road that would be impacted by the proposed Riparian Areas Regulation.
  - Planner Eggen confirmed that is correct.
- Proposed Bylaw No. 109, Schedule 1, Section 11.1.3 – Exempted Activities - (a) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use.
  - Planner Eggen reported the language in the Exempted Activities section is taken from the Provincial Riparian Areas Protection Regulation.
- Support was expressed for the proposed Riparian Areas Protection Regulation Project and for the timeline graphic in the staff report.
- The Blue Heron Road area was not included in the Provincial Riparian Areas Regulation mapping.
  - Planner Eggen reported the proposed Riparian Areas Regulation Development Permit Area (DPA) is specific to Ralston Creek as Ralston Creek was the only watercourse on Thetis Island identified by the Ministry of Environment to be potential fish-supporting at the time of the Riparian Areas project initiation. The DPA could be expanded to include additional watercourses. The Provincial Riparian Areas Protection Regulation applies to freshwater streams only.
- There is overlap with the *BC Water Sustainability Act* to protect drinking water.
- Concern was expressed that property owners who are impacted by the proposed regulation should be contacted.
  - Planner Eggen reported the proposed plain language guide would be a tool to distribute to affected property owners.
- Concern was expressed regarding ensuring that road works within the designated riparian areas are done in compliance with Riparian Areas Protection Regulation.
  - Planner Eggen reported the Riparian Areas Protection Regulation applies to private property only and that the Ministry of Transportation and Infrastructure has a set of road works standards and guidelines aimed to protect riparian areas.
- There was a question regarding whether road salting is permitted on roads near watercourses.
  - Staff will confirm.

**TH-2020-018****It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee Bylaw No. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” be read a first time.

**CARRIED****TH-2020-019****It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee Bylaw No. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” be read a first time.

**CARRIED****TH-2020-020****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. 108, cited as “Thetis Island Official Community Plan, 2011, Amendment Bylaw No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED****TH-2020-021****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. 109, cited as “Thetis Island Land Use Bylaw, 2011, Amendment Bylaw No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.

**CARRIED****TH-2020-022****It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee request staff to refer Bylaw Nos. 108 and 109 to the following First Nations, Local Governments and agencies for comment:

- a) First Nations: Halalt First Nation, Lake Cowichan First Nation, Stz’uminus First Nation, Penelakut Tribe, Lyackson First Nation, Cowichan Tribes, Semiahmoo First Nation;
- b) Local Governments and Agencies: Islands Trust Conservancy, Salt Spring Island Local Trust Committee; Gabriola Local Trust Committee; Cowichan Valley Regional District; School District 79; Ministry of Forests, Lands, Natural Resource Operations and Rural Development, Ministry of Transportation and Infrastructure, Fisheries and Oceans Canada and the Thetis Island Advisory Planning Commission.

**CARRIED****TH-2020-023****It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee endorse the draft amended project charter dated July 21, 2020.

**CARRIED****9. DELEGATIONS - none****10. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the Local Trust Committee webpage.*

**11. NEW BUSINESS**

**11.1 Restaurant Expansion during COVID Emergency Response - Staff Report**

Regional Planning Manager Kauer presented a staff report dated July 8, 2020 regarding restaurant expansion during COVID emergency response.

**TH-2020-024**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Thetis Island Local Trust Area.

**CARRIED**

**12. REPORTS**

**12.1 Trust Conservancy Report dated May 26, 2020**

Received.

**12.2 Applications Report dated July 14, 2020**

Received.

**12.3 Trustee and Local Expense Report dated May 2020**

Received.

**12.4 Adopted Policies and Standing Resolutions**

Received.

**12.5 Local Trust Committee Webpage - None**

**13. WORK PROGRAM**

**13.1 Top Priorities Report dated July 14, 2020**

Received.

**13.2 Projects List Report dated July 14, 2020**

Received.

**TH-2020-025**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee direct staff to amend the Projects List Item No. 3 - Pilkey Point / Marina Drive Slough Support for Habitat Restoration as follows:  
Add Research the potential for riparian area inclusion.

**CARRIED**

**TH-2020-026**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee direct staff to amend the Projects List as follows: Add Item No. 16 - Explore the zoning of the unzoned area of water between the Associated Islands Official Community Plan and the Thetis Island Official Community Plan adjacent to Scott Island and Dayman Island.

**CARRIED**

**14. UPCOMING MEETINGS**

The next Regular Meeting is scheduled for Tuesday, September 29, 2020 at 9:30 a.m. The location is to be determined. Please check the website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) for details regarding this meeting.

**15. CLOSED MEETING**

**15.1 Motion to Close the Meeting**

**TH-2020-027**

**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) (d) and (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated February 11, 2020 and Bylaw Enforcement and that the recorder and staff attend the meeting.

**CARRIED**

**15.2 Recall to Order – None**

**15.3 Rise and Report - None**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 11:06 a.m.

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Laura Patrick, Chair

Certified Correct:

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Sarah Shugar, Recorder