



## Thetis Island Local Trust Committee Minutes of Regular Meeting

**Date:** September 29, 2020

**Location:** Electronic Meeting

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

**Staff Present:** Marnie Eggen, Island Planner  
Ian Cox, Planner 1  
Wil Cottingham, Administrative Assistant  
Sarah Shugar, Recorder

**Others Present:** 1 member 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 9:30 a.m. and welcomed everyone to an electronic meeting of the Thetis Island Local Trust Committee. The meeting is being live streamed and a video recording of the meeting will be available on the Thetis Island Local Trust Committee website. Chair Patrick acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

### 2. APPROVAL OF AGENDA

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

#### 2.1 Electronic Meetings Resolution

##### TH-2020-028

**It was MOVED and SECONDED,**

that in accordance with Ministerial Order M192 - Local Government Meetings & Bylaw Process and Province of BC Bill 19 - 2020, Thetis Island Local Trust Committee cannot conduct public in-person meetings at this time because the meeting venues traditionally used have limited access or do not meet the legislated requirements for the protection of the community, trustees and staff; and Therefore in order to meet the principles of openness, transparency and accessibility, meetings of the Thetis Island Local Trust Committee will be held electronically over the period September 29 to November 24, 2020, will be live streamed and the public invited to participate in meetings by connecting to the link or the phone number provided in the meeting notice, in order to observe proceedings and speak when invited by the Chair.

**CARRIED**

### 3. CLOSED MEETING JULY 21, 2020 - RISE AND REPORT

Planner Eggen reported the following rise and report items arising from the In Camera Meeting held July 21, 2020: The Local Trust Committee adopted minutes of the February 11, 2020 In Camera Meeting and the Local Trust Committee received a Bylaw Enforcement report.

### 4. REPORTS

#### 4.1 Trustee Reports

Trustee Fenton reported on attending the following:

- Islands Trust Conservancy meeting;
- Several Trust Program Committee meetings regarding Islands Trust Policy amendments in consideration of climate change and First Nations reconciliation;
- Meeting with the Gulf Islands Alliance;
- Trust Council held the September 15-17, 2020.

Trustee Luckham reported the following:

- There was a marine event involving a boat towing a float home to the Gulf Islands that ran into trouble in Porlier Pass. The float home drifted to a beach on Valdez Island and Transport Canada hired a contractor to remove the debris and conduct a shoreline clean up. There was no fuel onboard the vessel;
- Attended the Union of BC Municipalities (UBCM) 2020 Convention held September 22-24, 2020 and spoke to the following highlights: a motion regarding live aboard vessel regulations; housing, COVID-19 pandemic response; and climate change;
- Attended a meeting with Honourable Doug Donaldson, Minister of Forests, Lands and Natural Resources Operations regarding logging and First Nations reconciliation;
- Attended a meeting with Member of Legislative Assembly Sheila Malcolmson and Honourable George Heyman, Minister of Environment and Climate Change Strategy regarding vessel anchorages;
- Attended a meeting with Cowichan Tribes member Harold Jo regarding the midden on the beach in front of the Capernwray Harbour Bible Centre;
- Attended Trust Council held the September 15-17, 2020;
- Attended meetings with Executive Committee; Trust Programs Committee; Regional Planning Services Committee and Financial Planning Committee.

#### 4.2 Chair's Report

Chair Patrick reported the following:

- Attended Trust Council held September 15-17, 2020 and noted a delegation by the Canadian Parks and Wilderness Society and the West Coast Environmental Law Society concerning a BC Coastal Strategy;
- Attended the Union of BC Municipalities (UBCM) 2020 convention held September 22-24, 2020 and noted the following two key messages from the convention:
  - The COVID-19 pandemic is one of many emergencies that communities will face in time and local governments need to be able to reallocate resources and be innovative in responding to emergencies; and
  - The COVID-19 pandemic has led to a migration of people from urban to more rural areas and communities need to be better prepared to address this.

#### **4.3 Electoral Area Director's Report**

Chair Patrick presented the Electoral Area Director's Report and noted the report was circulated by email to Trustees.

#### **5. TOWN HALL**

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

#### **6. MINUTES**

##### **6.1 Local Trust Committee Minutes dated July 21, 2020 - for Adoption**

**By general consent** the Local Trust Committee meeting minutes of July 21, 2020 were adopted.

##### **6.2 Section 26 Resolutions-Without-Meeting - none**

##### **6.3 Advisory Planning Commission Minutes - none**

#### **7. BUSINESS ARISING FROM MINUTES**

##### **7.1 Follow-up Action List dated September 21, 2020**

Received.

#### **8. APPLICATIONS AND REFERRALS**

##### **8.1 TH-DVP-2020.1 (Ruxton Island Property Owners Association) - Staff Report**

Planner Cox presented a staff report dated September 1, 2020 regarding a Development Variance Permit application to vary LUB section 5.1(9) in order to permit the construction of a forty-two square metre (42m<sup>2</sup>) emergency service equipment storage building on a Crown Land parcel. He noted there is a correction in the staff report as follows: Replace "At the time of writing this report, Ruxton Island Property Owners Association has conveyed the DVP application fee and it is staff's understanding that the group intends to seek repayment following the LTC sponsorship application process." with "At the time of writing this report, Ruxton Island Property Owners Association has conveyed the DVP application fee and it is staff's understanding that the group intends to seek repayment following the Executive Committee sponsorship application process."

In discussion the following questions were noted:

- There was a question regarding whether the applicant considered solar panels and rainwater collection.
  - Planner Cox reported the applicant has not indicated use of solar panels or rainwater collection.
  - It was noted the water use would likely be minimal and the potential for solar exposure is low due to the tree coverage around the proposed building site.
- There was a question regarding whether tree harvesting would be done on an as needed basis.
  - Planner Cox reported it is staff's understanding that tree harvesting would be done on an as needed basis.

**TH-2020-029**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee approve issuance of TH-DVP-2020.1.

**CARRIED**

**8.2 Galiano Island Local Trust Committee Bylaw No. 275 Referral - Request for Response**

Planner Eggen reported the bylaw referral was circulated by email to Trustees.

**TH-2020-030**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee advise the Galiano Island Local Trust Committee that it's interests are unaffected by Galiano Island Local Trust Committee Bylaw No. 275.

**CARRIED**

**9. LOCAL TRUST COMMITTEE PROJECTS**

**9.1 Thetis Island Riparian Areas Protection Regulation Implementation - Staff Report**

Planner Eggen presented a staff report dated September 17, 2020 regarding Thetis Island Riparian Areas Protection Regulation Implementation.

In discussion the following comments were noted:

- There was a question regarding whether the Streamside Protection and Enhancement Area (SPEA) map has been provided to the Advisory Planning Commission.
  - Staff will confirm.
- There was a question regarding whether the Riparian Areas Protection on Thetis Island: Guide to Proposed Development Permit Area would be provided to the Advisory Planning Commission.
- The implementation of Riparian Areas Regulation Protection by local governments is a requirement of the Province of BC with respect to salmon habitat.
- There was a question regarding whether Planner Eggen's response to public correspondence would be provided to the Advisory Planning Commission prior to the APC meeting.
  - Planner Eggen reported all public correspondence related to the Riparian Areas Protection Implementation will be posted on the Thetis Island Local Trust Committee website.
- There was a request to include the timeline graphic in the Advisory Planning Commission meeting materials.

**TH-2020-031**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee request staff to distribute the "Riparian Areas Protection on Thetis Island: Guide to Proposed Development Permit Area" to property owners and residents of Thetis Island.

**CARRIED**

**10. DELEGATIONS - none****11. CORRESPONDENCE**

*Correspondence received concerning current applications or projects is posted to the LTC webpage.*

**12. NEW BUSINESS - none****13. REPORTS****13.1 Trust Conservancy Report dated July 2020**

Received.

**13.2 Applications Report dated September 21, 2020**

Received.

**13.3 Trustee and Local Expense Report dated July 2020**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

**13.5 Local Trust Committee Webpage - none****14. WORK PROGRAM****14.1 Top Priorities Report dated September 21, 2020**

Received.

**14.2 Projects List Report dated September 21, 2020**

Planner Eggen reported Regional Planning Manager Kauer would attend an upcoming Local Trust Committee meeting regarding the Projects List.

In discussion, the following comments were noted:

- There was a question regarding whether Standing Resolution TH-2018-036 should be added to Projects List Item 1 – LUB Amendments to address the interest in providing non-vacation rental accommodation on Thetis Island.
- There was a question regarding whether there will be a regional approach to Item 2 – Island-wide watershed protection.
  - Chair Patrick reported the Southern Gulf Islands have identified Freshwater Sustainability a priority project and Thetis Island is included in the watershed-mapping project for the Northern Islands.

**TH-2020-032**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee amend the Projects List by consolidating Items 1, 7 and 9 as a single item titled “Amendments to the Thetis Island OCP and LUB”.

**CARRIED**

**TH-2020-033**

**It was MOVED and SECONDED,**

that the Thetis Island Local Trust Committee remove Item 8 - Consolidating Lots for community benefit of Ruxton Island from the Projects List.

**CARRIED**

It was noted that the Local Trust Committee would consider Consolidating Lots for community benefit of Ruxton Island based on community interest in the future.

**15. UPCOMING MEETINGS**

The next Regular Meeting is scheduled for Tuesday, November 24, 2020 at 9:30 a.m.; location to be determined. Please check the website at [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) for details regarding this meeting.

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 10:52 a.m.

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Laura Patrick, Chair

Certified Correct:

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Sarah Shugar, Recorder