



Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: February 9, 2021
Location: Electronic Meeting

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

Staff Present: Heather Kauer, Regional Planning Manager (RPM)
 Marnie Eggen, Island Planner
 Wil Cottingham, Administrative Assistant
 Sarah Shugar, Recorder

Others Present: Two 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 9:31 am and welcomed everyone to an electronic meeting of the Thetis Island Local Trust Committee. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following supplemental items were presented for consideration:

- 5.2 Local Trust Committee Special Meeting Minutes dated February 2, 2021 - for adoption
- 5.3 Local Trust Committee Public Hearing Record dated February 2, 2021 - for receipt
- 8.1 Bylaw Nos. 108 and 109 – Project Update

The following additional items were presented for consideration:

- 10.2 Letter dated February 2, 2021 to Cowichan Valley Regional District (CVRD) regarding Broadband Service Capabilities and Funding
- 11.2 Abandoned Crown Property on Valdes Island

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Fenton presented the following report:

- Expressed gratitude for living and working within the Lyackson and Penelakut traditional territory.

- Attended a meeting with Penelakut Elder Augie Sylvester and Penelakut Councillor Ken Thomas regarding Preedy Harbour.
- Islands Trust Conservancy is hosting an Open House event regarding the Moore Hill Nature Reserve Management Plan on February 10, 2021.
- Attended ongoing discussions regarding telecommunications.

Trustee Luckham presented the following report:

- 84 new cases of COVID-19 were recorded on Vancouver Island on February 8, 2021.
- Expressed gratitude for living and working within the Lyackson and Penelakut traditional territory.
- A survey regarding public input on the proposed Islands Trust 2021/22 budget closed on February 7, 2021. He encouraged residents of Thetis Island to submit written comments regarding the proposed budget and the Islands Trust Policy Statement review.
- Trustee Luckham is a member of the Trust Area Services Committee, the Regional Planning Committee, the Financial Planning Services Committee and the Governance Services Review Select Committee.
- Trustee Luckham has attended meetings regarding the provision of internet access to all areas on Thetis Island including a meeting with the Strathcona Regional District regarding a telecommunications proposal and a Town Hall event hosted by the Cowichan Valley Regional District on February 4, 2021. He reported the Thetis Island Local Trust Committee passed a resolution by Resolution Without Meeting to support efforts to attract funding to provide internet connectivity to all homes on Thetis Island.
- Expressed gratitude to Electoral Area Director Lynne Smith and the Cowichan Valley Regional District for work to address concerns regarding the Thetis Island Community Dock.
- Attended a meeting with the Association of Vancouver Island Coastal Communities (AVICC) Climate Leadership Committee.
- Attended a Thetis Island LTC Community Information Meeting and Public Hearing regarding Bylaw Nos. 108 and 109 regarding Riparian Areas Regulations and acknowledged the members of the public that provided input on the topic.

3.2 Chair's Report

Chair Patrick presented the following report:

- The survey regarding public input on the proposed Islands Trust 2021/22 budget and the survey regarding public input on the Strategic Policy Review closed on February 7, 2021. An Islands Trust Policy Directions report is available on the website.
- Encouraged members of the public to subscribe to the Islands Trust website for updates.
- The next Trust Council meeting will be held electronically on March 9 to 11, 2021 and the deadline for delegation submissions is February 15, 2021.
- The Salt Spring Island Local Trust Committee approved a project charter for a Housing Action Program.

3.3 Electoral Area Director's Report

Chair Patrick presented the Electoral Area Director's Report dated February 9, 2021.

4. TOWN HALL

No comments.

5. MINUTES

5.1 Local Trust Committee Minutes dated November 24, 2020 - for Adoption

By general consent the Local Trust Committee meeting minutes of November 24, 2020 were adopted.

5.2 Local Trust Committee Special Meeting Minutes dated February 2, 2021 - for adoption

The following amendment to the minutes was presented for consideration:

- Replace "Trustee Luckham reported protecting the riparian areas would also protect 75% of other species that exist within the habitat." with "Trustee Luckham reported protecting the riparian areas would also protect 75% terrestrial species that transit the habitat."

By general consent the Local Trust Committee meeting minutes of February 2, 2021 were adopted as amended.

5.3 Local Trust Committee Public Hearing Record dated February 2, 2021 - for receipt

By general consent the Local Trust Committee Public Hearing Record of February 2, 2021 was received.

5.4 Section 26 Resolutions-Without-Meeting Report – none

It was noted the LTC passed a resolution by Resolution Without Meeting to support efforts to attract funding to provide internet connectivity to all homes on Thetis Island and the Resolution Without Meeting Report would be included in the next regular meeting agenda package.

5.5 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated February 1, 2021

Received.

6.2 Cowichan Valley Regional District (CVRD) Official Community Plan Response - Staff Report

Regional Planning Manager Kauer presented a staff report dated February 1, 2021 regarding a referral response to Cowichan Valley Regional District Official Community Plan update.

There was discussion and the Trustees wished to include reference to Reid Island, Ruxton Island, Hudson Island and information regarding the jurisdiction of Penelakut Island and areas of Valdes Island that are within the Lyackson First Nation Territory.

TH-2021-001

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to submit the referral response form that is Attachment 1 of the staff report dated February 1, 2021 to the Cowichan Valley Regional District, amended as discussed.

CARRIED

7. APPLICATIONS AND REFERRALS - none

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Bylaw Nos. 108 and 109 – Project Update

Planner Eggen gave a PowerPoint presentation regarding advancing proposed Bylaw Nos. 108 and 109 post public hearing.

There was discussion regarding the proposed bylaws including:

- The history of implementation of Riparian Areas Regulation on Thetis Island.
- The option to include language in the proposed bylaws regarding expansion of small-scale gardens and agriculture within 30 metres of the stream.
- The option to remove the requirement for a Qualified Environmental Professional (QEP) to oversee manual invasive species removal and native planting plans within the riparian areas, with consideration of provincial best practices that match the scale.
- There was a question regarding guideline “(h) Land should not be subdivided so as to create new parcel boundaries intersecting or within 30 m of the stream boundary, unless the parcel boundary is being created for an ecological reserve under the *Ecological Reserve Act* for dedication to the Crown, or the subdivision complies with the recommendations of a QEP” and how it would affect the instream Phase 3 subdivision of Trax development. Planner Eggen reported that the subdivision would be subject to the development permit area guidelines should the development permit area be approved prior to the applicant completing the conditions of subdivision.
- There was a question regarding whether development can occur within the riparian assessment area, given the proposed Phase 3 subdivision layout. Planner Eggen reported that it depends on the size of the proposed lot or how the proposed lot is configured. .
- There was a question about including reference in the proposed bylaws to the human influence over Ralston Creek and the importance of the area for agricultural purposes. Planner Eggen responded that including such references would be counter to the justification for the development permit area which is for the protection of the natural environment, its ecosystems and biological diversity.
- There was a question regarding the whether the current infrastructure, like the dams within Ralston Creek are exempt. Planner Eggen reported there is an exemption in proposed Bylaw No. 109 regarding emergency procedures to prevent,

control or reduce immediate threats to life or property including flood protection and erosion protection. She reported further that all works undertaken within the stream itself including the maintenance of a dam would be regulated by the *Water Sustainability Act* and would require provincial approval and that any development within the riparian assessment area (upland, within 30 m of the stream) would require a development permit, should the proposed bylaws be adopted.

TH-2021-002

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to provide options and recommend an amendment to Bylaw Nos. 108 and 109 with respect to how to implement permissive measures to expand small scale agriculture within the proposed riparian assessment area.

CARRIED

TH-2021-003

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to provide options and recommend an amendment to Bylaw Nos. 108 and 109 with respect to management of the manual removal of invasive species and management of native planting plans as discussed.

CARRIED

9. DELEGATIONS - none

10. CORRESPONDENCE

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

- 10.1 Letter dated January 22, 2021 from Thetis Island Residents' and Ratepayers' Association (TIRRA) Transportation Committee regarding Site Visit and Issues with Offloading Patients from our Island's First Responder Vehicle**

TH-2021-004

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to coordinate a meeting with BC Ferries, the Ministry of Transportation and Infrastructure, the Local Ferry Advisory Committee, the Thetis Island Residents' and Ratepayers' Association, and the Cowichan Valley Regional District to discuss outstanding issues regarding ferry access and parking, wharf entrance congestion and pedestrian and cycling safety on Thetis Island.

CARRIED

The correspondence item was received.

- 10.2. Letter dated February 2, 2021 to Cowichan Valley Regional District (CVRD) regarding Broadband Service Capabilities and Funding**

The correspondence item was received.

11. NEW BUSINESS

11.1 Forest Conservation Outreach Briefing - for information

A briefing dated November 25, 2020 regarding 2020 Forest Conservation Outreach Campaign Completion was presented for information.

11.2 Abandoned Crown Property on Valdes Island

Trustee Luckham presented an update regarding an Abandoned Crown property on Valdes Island.

TH-2021-005

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request Trustee Luckham and Chair Patrick to write a letter of advocacy to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding the cleanup of an abandoned property on Valdes Island.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report - none

12.2 Applications Report - none

12.3 Trustee and Local Expense Report dated December 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 February 1, 2021

There was discussion and the following items were noted:

- Alignment of current projects within the Islands Trust with the Local Trust Committee Top Priorities.
- Community engagement, ecosystem protection, cultural significance regarding shoreline protection.
- There was discussion regarding the deliverable for a shoreline protection project. A scope of work including an analysis of tools available to the Islands Trust.

TH-2021-006

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee request staff to provide a staff report analyzing shoreline and conservancy tools that might be incorporated into a shoreline project that would include a robust First Nations advisory component and collaboration with other Local Trust Committees with a regional perspective.

CARRIED

13.2 Projects List Report dated February 1, 2021

Received.

14. CLOSED MEETING - none

15. UPCOMING MEETINGS

15.1 Next Regular Meeting

The next Regular Meeting is scheduled for Tuesday, April 13, 2021 at 9:30 a.m., location to be determined. Please check the website at <http://www.islandstrust.bc.ca/> for details regarding this meeting.

16. ADJOURNMENT

By general consent the meeting was adjourned at 12:21 p.m.

Laura Patrick, Chair

Certified Correct:

Sarah Shugar, Recorder