



Islands Trust

Thetis Island Local Trust Committee Minutes of Regular Meeting

Date: May 3, 2022
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: Heather Kauer, Regional Planning Manager
 Marlis McCargar, Island Planner
 Margot Thomaidis, Planner 2 (part)
 Sarah Shugar, Recorder

Others Present: 3 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 a.m. and welcomed everyone to the new Thetis Island Community Centre. Chair Patrick acknowledged that the meeting was being held in territory of the Coast Salish First Nations

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 9.1 Community 2 Community (C2C) Boat Tour Follow up
- 12.2 Community Meeting Expenditures

By general consent the agenda was adopted as amended.

3. RISE AND REPORT - None

4. REPORTS

4.1 Trustee Reports

Trustee Fenton presented the following report:

- Expressed gratitude to live and work in Lyackson and Penelakut territory;
- Attended an Islands 2050 Community Engagement meeting on Thetis Island;
- Attended a Salish Sea Ecosystem Conference;
- Attended boat tours with Trustees and the Lyackson First Nation and Penelakut Tribe that was funded by Community 2 Community (C2C) grant funds.
- Attended a Southern Gulf Islands Forum regarding vessel anchorage issues;

- Attended a meeting regarding community recycling.
- Trustee Luckham presented the following report:
- Expressed gratitude to live and work in territory of the Coast Salish First Nations;
 - Trustee Luckham has been a resident of Thetis Island for 34 years;
 - Attended Trust Council held March 8 to 10, 2022;
 - Attended a Southern Gulf Island Forum;
 - Attended a meeting with the Vancouver Port Authority regarding port management and vessel anchorages;
 - Acknowledged community groups advocating regarding vessel anchorage issues;
 - Acknowledged Trustee Fenton and staff for organizing the boat tours for Trustees with the Lyackson First Nation and Penelakut Tribe that was funded by Community 2 Community (C2C) grant funds;
 - Attended an Association of Vancouver Island and Coastal Communities (AVICC) Conference;
 - Attended a Local Government Management Association (LGMA) of BC Conference;
 - Attended a Salish Sea Conference regarding Preserve and Protection of the Salish Sea;
 - Attended a Salt Spring Island Local Trust Committee meeting;
 - Attended several Islands 2050 Community Engagement events including a community meeting on Thetis Island.

4.2 Chair's Report

Chair Patrick presented the following report:

- Attended an Association of Vancouver Island and Coastal Communities (AVICC) Conference including a Ministry of Municipal Affairs and Housing workshop;
- The 2022-23 budget was approved and the Governance and Management Review was received at Trust Council held March 8 to 10, 2022;
- The next Trust Council will be held June 21-23, 2022 and will be held by electronic meeting;
- Encouraged members of the public to sign up for notifications on the Islands Trust Website to receive updates regarding events;
- Chair Patrick and Trustee Luckham have a meeting scheduled with the Minister of Transportation and Infrastructure, the Honourable Rob Fleming, regarding including transportation issues including the South Island Transportation Strategy;
- Attended boat tours with Trustees and the Lyackson First Nation and Penelakut Tribe that was funded by Community 2 Community (C2C) grant funds.

4.3 Electoral Area Director's Report - None

5. TOWN HALL

Chair Patrick opened the Town Hall at 10:01 a.m. and welcomed members of the public to submit comments and questions to northinfo@islandstrust.bc.ca.

A member of the public introduced himself as a resident of Ruxton Island.

6. MINUTES

6.1 Local Trust Committee Minutes dated February 22, 2022 - for Adoption

The following amendment to the minutes was presented for consideration:
 Item 8.1 - Replace “Acknowledged the Lyackson First Nation for their interest in being consulted during the project definition phase” with “Acknowledged the Lyackson First Nation and Penelakut Tribe for their interests in being consulted during the project definition phase”.

By general consent the Local Trust Committee meeting minutes of February 22, 2022 were adopted as amended.

6.2 Local Trust Committee Special Meeting Minutes dated March 30, 2022 - for adoption

6.3 Section 26 Resolutions-Without-Meeting Report dated May 25, 2022

6.4 Advisory Planning Commission Minutes – none

TH-2022-014

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee forward the following items to the Thetis Island Advisory Planning Commission for information only:

- The Shoreline Protection Report received from the Regional Planning Committee;
- Application TH-DVP-2021.1 (McGuiness - Lot 59 Ruxton Island).

CARRIED

It was noted the Islands Trust First Nations Reconciliation Declaration would be added to the Thetis Island Advisory Planning Commission member orientation package.

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated April 25, 2022

Received.

In discussion, the following comments and questions were noted:

- There was a question regarding the status of Item 1: “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.” Regional Planning Manager Kauer advised staff would provide a status update at the next meeting. Chair Patrick reported BC Ferries is hosting a community meeting on Salt Spring Island;
- Trustee Luckham will follow up regarding Item 2: “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 clean up of an abandoned property on Valdes Island.”

8. APPLICATIONS, REFERRALS AND BYLAWS

8.1 Salt Spring Island Local Trust Committee Referral Request for Response regarding Bylaw No. 526 - for decision

A bylaw referral form dated March 3, 2022 regarding Salt Spring Island Local Trust

Committee Bylaw No. 526 was presented.

TH-2022-015

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee advise the Salt Spring Island Local Trust Committee that its interests are unaffected by Salt Spring Island Local Trust Committee Bylaw No. 526, however, the Thetis Island Local Trust Committee encourages all considerations for new and renovated buildings to address climate change when possible.

CARRIED

8.2 TH-DVP-2021.1 (McGuinness - Lot 59 Ruxton Island) - Staff Report

Planner Thomaidis presented a staff report dated April 15, 2022 regarding a Development Variance Permit application for the siting of existing buildings and structures including a dwelling, three decks, sleeping cabin, greenhouse, studio, two sheds and three water tanks within the required 5.0 metre lot line setback as well as the required 10.0 metre natural boundary to the sea setback.

Applicant Mike McGuinness spoke to the application.

In discussion the following questions and comments were noted:

- There was a question regarding the structures that have been removed. The applicant advised a dock, a trolley system, a second story deck on a sleeping cabin, garden trellises, an outdoor shower attached to the main cabin and a woodshed have been removed;
- There was a question regarding whether the structures on concrete blocks could be moved further away from the lot lines. The applicant reported the concrete blocks are fixed to rock and there are issues with moving the structures due to the age and condition of the buildings;
- There was a question regarding reducing the size of the greenhouse that is attached to the cabin. The applicant reported it would be difficult to reduce the size of the greenhouse due to the design and structure;
- There was a question regarding whether a professional ecosystem specialist has visited the site. The applicant reported an ecosystem specialist has identified the subject property as an important ecosystem on Thetis Island;
- Acknowledged the applicant for acquiring the neighbouring property (Lot 58) with the intention to consolidate the properties and maintain the green space;
- Encouraged the applicant to not encroach on the water side lot lines in the future;
- There was a question regarding whether water storage tanks are exempt from the setbacks. Planner Thomaidis reported water storage tanks are not exempt from the setback requirements;
- Spoke to the potential archaeological sites on Herring Bay and encouraged the applicant to consult the BC Archaeological branch for any excavation activities in the future. The applicant has consulted with BC Archaeological Branch and indicated no new activity within the potential archaeological areas.
- There was a question regarding whether the LTC can be specific in the development variance permit to ensure that new construction or renovations would only be

constructed within the setbacks. Staff confirmed that replacement of buildings would require a new permit.

TH-2022-016

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approve issuance of Development Variance Permit TH-DVP- 2021.1 (McGuinness - Lot 59 Ruxton Island).

CARRIED

8.3 Thetis Island Local Trust Committee Bylaw No. 110 - for consideration of adoption

Thetis Island Local Trust Committee Draft Bylaw No. 110 was presented.

TH-2022-017

It was MOVED and SECONDED,

that Thetis Island Local Trust Committee Bylaw No. 110, cited as "Thetis Island Local Trust Committee Fees Bylaw, 2021", be adopted.

CARRIED

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Community 2 Community (C2C) Boat Tour Follow up

Trustee Luckham spoke to the boat tours for Trustees with the Lyackson First Nation and Penelakut Tribe that was funded by Community 2 Community (C2C) grant funds. It is important to have a record of photos and documents that can be shared with First Nations.

TH-2022-018

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee direct staff to provide guidance to create a records repository of photos and information respecting the shoreline protection work.

CARRIED

10. DELEGATIONS - none

11. CORRESPONDENCE

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

11.1 Emails dated March 22, 2022 from E. Hrad and response from Abrupt Shellfish regarding Geoduck Farming

The Thetis Island Local Trust Committee has not received an application for the Abrupt Shellfish farming activity. There was discussion regarding the Department of Fisheries and Oceans (DFO) referral process. Regional Planning Manager Kauer will look into the status of the DFO approval of the Abrupt Shellfish geoduck farming application. It was noted that all correspondence regarding the Abrupt Shellfish farming activity would be forwarded to the LTC when an application is considered.

The correspondence was received.

11.2 Email dated March 3, 2022 - Greetings from Electoral Boundaries Commission

Received.

12. NEW BUSINESS**12.1 Annual Report - Staff Report**

Regional Planning Manager Kauer presented a staff report dated April 8, 2022 regarding the 2021-2022 Annual Report.

TH-2022-019

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee endorse the following text for inclusion in the 2021-2022 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing, as amended:

“The Thetis Island Local Trust Committee (THILTC) held five regular business meetings in the 2021/22 fiscal year, one special Meeting, and one special in-camera meeting for a total of seven meetings.

From April 1, 2021 to March 31, 2022, the THILTC received and considered an application for one development variance permit. During the same time period staff also reviewed six building permit referrals, three crown lease referrals, and one subdivision referral for proposals within the Thetis Island Local Trust Area.

This year, the THILTC gave three readings and forwarded the Riparian Area Protection Regulation Official Community Plan amendment bylaw to the Ministry of Municipal Affairs. This submission brings this 11-year amendment process to near completion. The THILTC also gave concurrence to a Telus communications tower after receiving notification of support from Penelakut Tribe.

Relationship building with Penelakut Tribe continued when the THILTC initiated a Shoreline and Coastal Protection Strategy Project and successfully applied for a UBCM Community to Community Forum grant. The Trustees used the grant funds to organize two boat tours in the Local Trust Area that included members of both the Lyackson First Nation and Penelakut Tribe. The purpose of the exercise is to increase understanding the values and importance of the territory to the First Nations.”

CARRIED

12.2 Community Meeting Expenditures

Trustees Luckham and Fenton hosted two community information meetings regarding Islands Trust Federation level issues including the Islands Trust Policy Statement, the Governance and Management Review and the 2021-22 budget. Approximately 20 members of the public attended the community information meetings.

By general consent, the Thetis Island Local Trust Committee agreed to schedule a Thetis Island community meeting following the June 2022 Trust Council.

TH-2022-020

It was MOVED and SECONDED,

that the Thetis Island Local Trust Committee approve payment of room rental fees for community engagement meetings for an amount up to \$200 as a Local Trust Committee Communications Expense.

13. REPORTS**13.1 Trust Conservancy Report - none****13.2 Applications Report dated April 25, 2022**

Received.

There was a question regarding the status of application TH-SUB-1998.1 and whether the Ministry of Transportation and Infrastructure has approved a preliminary layout. Regional Planning Manager Kauer will report back on the status of application TH-SUB-1998.1.

13.3 Trustee and Local Expense Report dated February, 2022

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 April 25, 2022**

Received.

Regional Planning Manager Kauer reported the Ministry of Municipal Housing and Affairs requested the Riparian Areas Regulation draft bylaw to be re-referred as the list of First Nation referrals has been expanded. The Riparian Areas Regulation draft bylaw was re-referred to First Nations in April 2022.

14.2 Projects List Report dated April 25, 2022

Received.

Staff will report on the projects list and top priorities for consideration at the next meeting. There was discussion regarding identifying the projects within goals such as First Nations relationship building, watershed protection and climate change action and to include local, regional and federation level work to help inform the work of the next LTC.

15. UPCOMING MEETINGS**15.1 Next Regular Meeting Scheduled for Tuesday, July 5, 2022 at 9:30 am at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC**

The next Regular Meeting is scheduled for Tuesday, July 5, 2022 at 9:30 am at the Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC. Please see the meeting calendar on the Islands Trust website at www.islandstrust.bc.ca for current meeting information and location.

16. CLOSED MEETING

16.1 Motion to Close the Meeting

TH-2022-021

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)(a) and (f) for the purpose of considering adoption of In-Camera Meeting Minutes dated July 21, 2021 and March 30, 2022 and appointment of Advisory Planning Commission Members and that the recorder and staff attend the meeting.

CARRIED

16.2 Recall to Order

The meeting was recalled to order at 12:10 p.m.

16.3 Rise and Report

The Thetis Island Local Trust Committee appointed Mary Forbes, Pat Mooney, Anne-Marie Koeppen, Lynda Poirier, Bill Dickie and Guy Champagne to the Thetis Island Advisory Planning Commission.

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:10 p.m.

Laura Patrick, Chair

Certified Correct:

Sarah Shugar, Recorder