



## Thetis Island Local Trust Committee Minutes of Regular Meeting

**Date:** July 5, 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  
 Diane Corbett, Recorder

**Others Present:** Lynne Smith, Electoral Area G Director, Cowichan Valley Regional District  
 2 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 9:37 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations.

Chair Patrick introduced Trustees, the Electoral Area Director and staff, and announced the meeting was being livestreamed and recorded, and would be posted to the website within a few days.

### 2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

12.1 Crown lot on Valdez Island

**By general consent** the agenda was adopted as amended.

### 3. RISE AND REPORT

Chair Patrick referred to the Rise and Report from the last meeting minutes announcing appointees to the Thetis Island Advisory Planning Commission: Mary Forbes, Pat Mooney, Anne-Marie Koeppen, Lynda Poirier, Bill Dickie and Guy Champagne.

### 4. REPORTS

#### 4.1 Trustee Reports

Trustee Fenton presented the following report:

- Expressed appreciation for living in the traditional territories of the Lyackson and Penelakut;
- Involvement on the Trust Programs Committee, which has been working on the Policy Statement. There will be further workshops on that document;
- Participation at the Thetis Island Nature Conservancy celebration of its tenth anniversary;
- Upcoming meetings: Islands Trust Conservancy meeting within the next week, where Trustee Fenton sits as a board member; fundraiser for phase two with the Thetis Island Nature Conservancy Nature Stewards Program; ACT (Anchorage Concerns Thetis), local anchorage issues forum, trying to find way to get Transport Canada and other agencies to the table to discuss anchorage impacts and look at strategies going forward;
- Involvement with Thetis Island Ratepayers and Residents Association looking to explore what the Province can offer regarding active transportation network planning and grant opportunities.

Trustee Luckham presented the following report:

- Expressed gratitude to be on the Lyackson and Penelakut territory by the Salish Sea, and encouraged people to take the opportunities to learn more of its history;
- Attendance at meetings with Rob Fleming, Minister of Transportation and Infrastructure, and Nathan Cullen, Minister Responsible for Islands Trust; discussion about a number of issues regarding Policy Statement amendments, Islands Trust mandate, and funding;
- Attendance as Chair of some Local Trust Committee meetings on Salt Spring Island and Local Trust Committee on South Pender Island. The latter LTC is advancing some bylaws and were going to go to public hearing, but here was a Covid outbreak on the island one week ago, with 100 cases, and the public hearing was postponed;
- Attendance at southern group islands forum meeting hosted by Adam Olson, where there was discussion regarding transportation, housing, & anchorages;
- Attendance at Trust Council last month, where Vancouver Port Authority gave an update on their strategy to improve the timeliness, effectiveness and efficiency of the port; trustee noted there seems to be a disconnect regarding protecting the environment and the impact those vessels have on marine ways. Discussion of alternate proposal in Tsawwassen from new competitor to Port Authority: rather than build an island, expand current area to reduce overall environmental impact.

#### **4.2 Chair's Report**

Chair Patrick presented the following report:

- Attendance at Trust Council a few weeks ago, where a few important decisions were made: decision to create a standing governance committee that was populated with seven elected officials, including Chair Patrick, that would be meeting in near future to set up the committee for success and address immediate issues; and voted to request the Province to do a review of the Islands Trust structure and governance. It was noted this is a good opportunity for attention to planning and consideration of climate change, growth, and embracing what it means for reconciliation and DRIPA.
- BC Ferries (BCF) board met on Salt Spring Island a few weeks ago. Chair Patrick was invited to join. BCF committed to having more meetings amongst the islands. They

did an evening event where they invited islanders to meet the executive and board and to talk about challenges to the islands. There was agreement on the importance of Islands Trust working with BC Ferries on community planning.

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

Electoral Area G Director Lynne Smith expressed thanks for the invitation to this meeting, and noted her appreciation to be on Coastal Salish territories and for meeting with everyone today. Director Smith announced that she had sent in her report. The Director noted the CVRD has three main items for Thetis Island: regional recreation, the wharf and connectivity with Thetis Island. She invited questions on the report at this time or at any time.

There were no questions on the report.

Director Smith left the meeting at 10:00 am.

### **5. TOWN HALL**

Chair Patrick announced there was one member of the public in the audience, and welcomed questions or comments.

The member of the public inquired about the make-up of the next Council and the challenges they would be facing.

Discussion ensued on Islands Trust structure; challenges in working together and making changes; upcoming elections; moving forward in the current structure and within a context of First Nations and changing use and context of language; Islands Trust as an agency of the Province and under its umbrella; making changes within Islands Trust; significant amount of community engagement over the past three years on the Policy Statement; importance of keeping this place special.

The member of the public inquired about what were major challenges for the new Council, in response to which the following ongoing challenges were noted: financial; Policy Statement review; how to embrace the necessity for affordable equitable housing.

Discussion ensued on: planning for housing; housing projects; community involvement in leading projects; the power of Council to zone land and work in tandem with organizations to enable affordable housing projects; sustainability of how we live; co-housing; tiny homes.

Points from discussion included:

- The member of the public was urged to raise issues with local trustees and with societies in the island who have the capacity to take on housing projects, and to link up with other individuals on the island with an interest in housing and to come to a common vision. Creating a vision is a lot of work and needs a lot of support.
- There is no Crown or public land on Thetis. Land would have to be acquired from an individual; ideally it would be a willing volunteer who comes to Council.
- It starts with a conversation, and analysis of what is allowed. It could start with a community information meeting to gather ideas. There are other islands more advanced, and all kinds of solutions. There is a need to share information and learn stories of what is working elsewhere.

A second member of the public arrived at the meeting and expressed support for co-housing or a lease system where costs were more affordable, and wondered if there could be a community forum on housing.

Trustees expressed support for community conversations on housing. It was suggested the LTC could host something.

## 6. MINUTES

### 6.1 Local Trust Committee Minutes dated May 3, 2022

**By general consent** the Local Trust Committee meeting minutes of May 3, 2022 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 June 27, 2022

Received.

## 8. APPLICATIONS AND REFERRALS

### 8.1 TH-SUB-1998.1 (Trax Developments Ltd-Ralston)

Regional Planning Manager Kauer gave an overview of the staff report regarding an application requesting a waiver of the 10% lot frontage requirement of the Land Use Bylaw for two of five proposed strata lots in phase four of a proposed subdivision layout plan. Regional Planning Manager Kauer reported on staff support for the application.

The applicant spoke to the application.

Trustees offered comment that included:

- 15m is more than adequate frontage to meet the legislative requirement of MOTI and Islands Trust;
- The applicant has been successful in creating a strata subdivision that has provided an opportunity for a form of affordable housing on the island;
- This was controversial at the beginning. The way it has evolved, the impacts are being managed;
- There is a significant amount of common land and waterway;
- We are in a better place now; glad to see this coming to completion. There will be a new development that will provide an opportunity for small homes.

#### **TH-2022-022**

**It was MOVED and SECONDED,**

that, as per *Local Government Act* Section 512(2), the Thetis Island Local Trust Committee exempt “Proposed Strata Lot 17” and “Proposed Strata Lot 18” in the Phase 4 subdivision layout plan for TH- SUB-1998.1 from meeting Thetis Island Land Use Bylaw regulation 2.6.7, the minimum 10% lot frontage requirement.

**CARRIED**

Responding to an inquiry by the Regional Planning Manager, Trustee Luckham indicated he would be available to be the signatory on the covenant on the subdivision.

The members of the public left the meeting at 10:34 am.

## 9. LOCAL TRUST COMMITTEE PROJECTS

### 9.1 Projects List – Staff Report

Regional Planning Manager Kauer discussed the staff report regarding project recommendations for the incoming Local Trust Committee; the report offered staff feedback and prioritization on items on the Top Priority List and the Projects List.

In discussion, the following comments and questions were noted:

- There was a question about the *Riparian Areas Protection Regulation* bylaws and whether they had been adopted. The Regional Planning Manager explained the First Nations referral did not include the current list; since the referral, some First Nations had extended boundaries. The Ministry had recommended that Islands Trust re-refer. This had been done and there had been no comment from First Nations. The bylaws had now gone back to the Ministry;
- Agreement with categorizing items. The Projects List is often a storage place to keep track of things;
- Bute and Dunsmuir Islands: Those islands are at risk of development that is not necessarily aligned with the Islands Trust mandate and may or may not be aligned with First Nations interests. Those islands currently are not protected by a modern OCP or LUB. The intention was to embrace all the small islands;
- Support for adoption of antenna bylaw;
- Some older items could be removed. Some items are outside Islands Trust jurisdiction and should be removed;
- Suggest top of Priorities List: Soil removal bylaw, antennas, affordable housing, Dunsmuir and Bute islands;
- The list of what the LTC sets as being important is an opportunity to get attention of the regional planning committee and do collaborative projects;
- Shoreline protection could include several items;
- Sensitive ecosystems education and engagement – could this not be part of a collaborative effort?
- Planning for community engagement with First Nations: suggest put aside, and assume this will always be followed. We have our declaration. Have this as a framework to reflect on;
- Need to revise the opening remarks of the OCP to embrace those principles of First Nations engagement. And from that moment on, in everything trustees and staff do, check the OCP to see if in alignment. This should be fairly high up on the list;
- The OCP is alive, and full of aspirations.... But did it get realized? How do we know what's happening? Is that a project, or is it something that needs to be built in more to the structure of what we do, with indicators of what is happening – such as sizes of houses being built, development potential, things that tell a story that feeds into decisions. Is that a project that has to be done? How do we make that happen? (The Regional Planning Manager noted modern OCPs build in performance indicators and measurable objectives);

- Measurements of success are touch points for communications;
- Another category: regional or cooperative planning opportunities.
- How can we be more nimble as an organization? We have limited surplus resources to be nimble. Idea of embracing measurements in the OCP is a brilliant idea;
- Need for information to be flowing across the Local Trust Committees;
- Vulnerability of islands in terms of development densities;
- Provide options for protection of Dunsmuir Island;
- Composting, OCP amendments, housing strategy, tracking.

The Regional Planning Manager will revamp the lists to reflect discussion at this meeting and bring back to the next meeting.

Chair Patrick read aloud a standing resolution from Salt Spring Island regarding antenna systems and First Nations consultation. Discussion ensued.

#### **TH-LTC-023**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems.

**CARRIED**

#### **TH-LTC-024**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area:

- a. The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders;
- b. The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites;
- c. The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the *Heritage Conservation Act*;
- d. The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and
- e. The proponent will provide written notice—including, if applicable, the Archeological Impact Assessment—sent by regular mail or hand delivered to all First Nations rights and titleholders identified during the pre-consultation phase.

**CARRIED**

**10. DELEGATIONS – none****11. CORRESPONDENCE**

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

**12. NEW BUSINESS****12.1 Crown Lot on Valdez Island**

Trustee Luckham reported that the Ministry of Forests, Lands, Natural Resource Operations and Rural Development had committed to cleaning up a Crown land site on Valdez Island and was soliciting bids for clean up locked to June 2022. Discussion ensued.

**TH-LTC-025****It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee ask the Chair to write a letter to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding the clean up of the Valdez Island lot referred to as File 0253314.

**CARRIED****13. REPORTS****13.1 Trust Conservancy Report dated May, 2022**

Received.

**13.2 Applications Report dated June 27, 2022**

Received.

**13.3 Trustee and Local Expense Report dated May, 2022**

Received.

**13.4 Adopted Policies and Standing Resolutions**

Received.

A Standing Resolution was added under agenda item 9.1.

**13.5 Local Trust Committee Webpage – none****14. WORK PROGRAM****14.1 Top Priorities Report dated June 27, 2022**

Received.

**14.2 Projects List Report dated June 27, 2022**

Received.

**15. UPCOMING MEETINGS**

**15.1 Next Regular Meeting Scheduled for Tuesday, August 30, 2022 at 9:30 am at Thetis Island Community Centre (Forbes Hall), North Cove Road, Thetis Island, BC**

**TH-LTC-026**

**It was MOVED and SECONDED**

that the Thetis Island Local Trust Committee meeting scheduled for August 30 be electronic.

**CARRIED**

**16. CLOSED MEETING – none**

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 11:40 am.

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Laura Patrick, Chair

Certified Correct:

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Diane Corbett, Recorder