



**HORNBY ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

Revised – October 24, 2011

AGENDA
Business Meeting
Wednesday, September 21, 2011 at 12:15 pm
In the New Horizons
1765 Sollans Road, Hornby Island, BC

	<i>Page No.</i>	<i>Approx. Time</i>
1. CALL TO ORDER		12:15 pm
2. APPROVAL OF AGENDA		
3. MINUTES		
3.1 Local Trust Committee Meeting Minutes dated August 3, 2011– <i>for adoption</i>	1-9	
3.2 Local Trust Committee Special Meeting Minutes dated August 7, 2011– <i>for adoption</i>	10-16	
3.3 Section 26 Resolutions Without Meeting Log dated September 13, 2011 - attached	17	
3.4 Advisory Planning Commission Minutes - <i>none</i>		
3.5 Resolution to Amend Resolution Numbers in Adopted Minutes		
3.5.1 Local Trust Committee Adopted Meeting Minutes dated June 1, 2011 – <i>for information attached</i>	18-31	
3.5.2 Local Trust Committee Adopted Special Meeting Minutes dated June 14, 2011 – <i>for information attached</i>	32-36	
3.5.3 Local Trust Committee Adopted Meeting Minutes dated June 29, 2011 – <i>for information attached</i>	37-54	
4. BUSINESS ARISING FROM MINUTES		12:30 pm
4.1 Follow-up Action List dated September 13, 2011 – <i>attached</i>	55-56	
4.2 2012-2013 Budget Request Memorandum dated September 9, 2011 - <i>attached</i>	57-58	
5. CORRESPONDENCE		12:45 pm
<i>“Correspondence specific to an active development application and/or project will be received by the Hornby Island Local Trust Committee when that application or project is on the Agenda for Consideration”</i>		
5.1 Post Public Hearing Correspondence Package (HO-RZ-2009.2 Hornby Island Resort – The Thatch) - <i>attached</i>	59-113	
6. TRUSTEES’ REPORT		12:50 pm

- | | | | |
|------------|---|---------|---------|
| 7. | CHAIR'S REPORT | | |
| 8. | COMMUNITY STEWARDSHIP AWARDS PRESENTATION | | 1:00 pm |
| 9. | DELEGATIONS | | |
| 9.1 | Hornby Preserve and Protect Delegation regarding Hornby Island Resort (The Thatch) | | 1:30 pm |
| 10. | TOWN HALL SESSION | | 1:50 pm |
| 11. | APPLICATIONS AND PERMITS | | |
| 12. | LOCAL TRUST COMMITTEE PROJECTS | | 2:00 pm |
| 12.1 | Riparian Areas Regulation - <i>verbal update</i> | | |
| 13. | REPORTS | | |
| 13.1 | Work Program Reports | | |
| 13.1.1 | Top Priorities and Projects List Report dated September 13, 2011 - <i>attached</i> | 114-115 | |
| 13.1.2 | Term End Review Memorandum dated September 9, 2011 - <i>attached</i> | 116-143 | |
| 13.2 | Applications Log
Report dated September 13, 2011 - <i>attached</i> | 144-146 | |
| 13.3 | Trustee and Local Expenses | | |
| 13.3.1 | Expenses posted to July 26, 2011 - <i>attached</i> | 147 | |
| 13.3.2 | Expenses posted to August 24, 2011 - <i>attached</i> | 148 | |
| 14. | NEW BUSINESS | | 2:15 pm |
| 14.1 | Development Procedure Bylaw – <i>for discussion</i> | | |
| 14.2 | Smart Meter Program | | |
| 14.3 | Youth Parliament | | |
| 15. | BYLAWS | | |
| 16. | ISLANDS TRUST WEBSITE | | 3:00 pm |
| 16.1 | Hornby Page - <i>attached</i> | 149-151 | |
| 17. | NEXT BUSINESS MEETING DATE
Wednesday, October 19, 2011 at 12:15 pm in the New Horizons,
1765 Sollans Road, Hornby Island, BC | | |
| 18. | ADJOURNMENT | | 3:05 pm |

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING
HELD AT 12:15 PM, AUGUST 3, 2011
IN THE NEW HORIZONS
1765 SOLLANS ROAD, HORNBY ISLAND, BC**

PRESENT: Louise Bell Chair
Fred Hunt Local Trustee
Tony Law Local Trustee
Marnie Eggen Planner 1
David Marlor Director, Local Planning Services
Vicky Bockman Minute Taker

There were eighteen (18) members of the public in attendance.

1. CALL TO ORDER

Chair Bell called the meeting to order at 12:24 pm. She welcomed the public and acknowledged that the meeting is taking place in the traditional territory of the Coast Salish First Nations. She introduced the Local Trustees, Islands Trust Planner, Director of Local Planning Services and Minute Taker.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus, with the following amendments:

- Add item 13.4.2, Expenses Posted to July 26, 2011
- Add item 14.3, Tribune Bay – Discussion of Adjacent Property
- Add item 14.4, Greenhouse Gas Emissions Communications

3. MINUTES

3.1 Local Trust Committee Community Information Meeting Notes dated June 29, 2011

The minutes were adopted by consensus, with the following amendments:

- Page 2, item 2.2, seventh paragraph, first line: insert the text “purported” before “election platform”
- Page 3, eighth paragraph, third line: replace “ensure there is adequate” with the text “monitor availability of “

3.2 Local Trust Committee Public Hearing Record dated June 28, 2011

Received.

3.3 *Local Trust Committee Meeting Minutes dated June 29, 2011*

The minutes were adopted by consensus, with the following amendments:

1. Page 3, fourth paragraph: change the text “participated in” to “chaired a”
2. Page 3, sixth paragraph, first line: change the text “Trust Hunt” to “Trustee Hunt”
3. Page 5, item 10.1.1, first paragraph, fifth line: change the text “recital E” to “Article E”
4. Page 13, last line: add a comma after the text “basis” and before “the community”
5. Page 14, resolution HO-056-2011, third line: remove the text “as amended”
6. Page 16, second paragraph, first line: change the text “Riparian Area Regulations” to “Riparian Areas Regulation”
7. Page 16, second paragraph, second line: change the text “potentially fish and non fish-bearing aspects” to “potentially fish bearing and fish bearing water courses”
8. Page 16, item 13.4, first paragraph, last sentence: change text to read “She said that she will be suggesting that aquaculture not be included as a permitted use in areas outside of the existing shellfish tenures.”
9. Page 17, first paragraph, second line: change text from “on Winchelsea Islands” to “on South Winchelsea Island”
10. Page 17, item 15.1, first bullet: insert the text “proposed” before “Bylaws 142 and 143”
11. Page 18, fourth paragraph second line: insert the text “on proposed Bylaws 142 and 143” after “provide information”

3.4 *Section 26 Resolutions Without Meeting*

None.

3.5 *Advisory Planning Commission Minutes*

None.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated July 26, 2011*

Planner Eggen provided updates to the Follow-up Action List dated July 26, 2011.

4.2 *Meeting with K’omoks First Nation*

The possible meeting date of September 12, 2011 with the Denman Island Local Trust Committee and the K’omoks First Nation was discussed. It was the consensus that the Hornby Island Local Trust Committee was agreeable to the proposed date. Chair Bell stated that she would discuss the matter with members of the Denman Island Local Trust Committee and will relay the outcome of that discussion to Planner Eggen for response to the K’omoks First Nation.

5. **CORRESPONDENCE**

None

6. **TRUSTEES' REPORT**

Trustee Hunt stated that the Islands Trust bulletin board on the Co-op porch has been revamped and is back up and functioning again. He reported on the cost for the project which is now complete.

Trustee Hunt said that on July 26, 2011 he attended an Islands Trust Executive Committee meeting in Victoria where the Hornby Island proposed bylaws concerning vacation home rentals were discussed. He reported on the process and stated that the Executive Committee approved the proposed bylaws unanimously at that meeting.

Trustee Law reported that he attended the July 26, 2011 Executive Committee meeting by telephone and expressed his appreciation to Chair Bell for her clear articulation of the proposed bylaws and understanding of the community. He said that proposed Bylaw 142 has now been forwarded to the Minister of Community Sport and Cultural Development for approval.

Trustee Law gave a report on BC Ferries matters, stating that a three-week closure of ferry service for dock repairs has now been established with a beginning date of mid-October. He said that there will be two open houses on this subject which will be advertised and will provide opportunities for the public to speak to specific questions or concerns they have about the closure. He also reported on communications with the new BC Ferry Commissioner and an upcoming meeting with Ferry Advisory Committee Chairs.

7. **CHAIR'S REPORT**

Chair Bell explained the role of the Executive Committee in considering bylaws and reported on the business conducted at Executive Committee meetings held last month. She said that these meetings included approval of proposed amendments to Official Community Plans and Land Use Bylaws for Hornby, Gabriola and Galiano Islands. Chair Bell added that the Executive Committee also considered numerous pieces of correspondence relating to Islands Trust matters and reviewed the progress and future timeline on the series of videos being prepared on the Islands Trust.

8. **BYLAWS**

8.1 *Proposed Bylaw No. 141 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010"*

Planner Eggen stated that staff has received correspondence relating to the proposed bylaw and confirmed that no new information has been received since the public hearing.

Chair Bell reported that the Covenant and Statutory Right of Way for the proposed bylaw have been accepted for registration at the Victoria Land Title Office.

Trustee Hunt summarized the history of the proposed amendment and outlined the procedural steps leading to the consideration of adoption of proposed Bylaw 141. He said that he appreciated the type of organized expression of interest that was represented by those attending today's meeting.

Trustee Law articulated the reasons that he has been open to considering this proposal. He stated that the two-year process is reflective of the time the Local Trust Committee has taken to solicit public input and to strengthen requirements in order to reflect the community's concerns about the property.

HO-066-2011

It was **MOVED** and **SECONDED** that proposed Bylaw No. 141 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010" be adopted.

CARRIED

Trustee Law acknowledged the degree of community interest and stated that the Local Trust Committee has worked diligently to attempt to reflect that interest in the proposed bylaw. He added his appreciation for the applicant's cooperation during this process.

Chair Bell explained, for the benefit of the members of the public in attendance, the process and rationale for post public hearing guidelines as set out in the Local Government Act.

Trustee Hunt noted that the Hornby Resort is in a Development Permit Area and that prior to proceeding with development the Local Trust Committee must be satisfied that it meets the tests of form and character for development which are identified in the Official Community Plan. He confirmed that the Local Trust Committee will work to ensure that these are considered in order to be consistent with the Hornby style, ethic and character.

9. DELEGATIONS

None.

10. TOWN HALL SESSION

Comments were made concerning the proposed Hornby Island Resort as follows:

Wendy Burke stated that she is concerned with the water that will be used and expressed her opinion that even with water catchment there is not enough water on Hornby to support this development.

Maureen Smith asked what information the Trust had received to indicate that there was sufficient water for the development. She questioned whether the capacity of the aquifer was sufficient to support the proposed use.

John Cooper asked if Islands Trust had personnel to evaluate and confirm the water report provided by the professional engineer. He said that he has been objecting to the density of this proposed density for two years and questioned the justification for this development in an area that has water problems.

John Howard said that he wanted to learn more about the septic aspect of the system being proposed. He noted that professionals had suggested additional site evaluations be conducted and that the report concluded that the subsoil was shallow. He asked if the monitoring had been completed and if so, what the result was. He added that a professional engineer has the responsibility to ensure that the project complies with sewage regulations.

Cathie Howard expressed her objection that a second public hearing had not been held. She said that this approval is opening the door for commercial development on Hornby, that the project is too big, and that the difficult septic situation is well known. She asked that the Local Trust Committee take this into account during the development permit phase.

Sheila Farrington asked if the water and sewage engineering reports were available for the public to view. She asked what the opportunities are for public input in the development permit application process. She asked who defines what is considered “new information” and stated her opinion that it would be beneficial for the Local Trust Committee to define what they consider as new. She asked if the meaning of “new information” is clearly defined anywhere.

Michelle Easterly stated her objection to the proposed development’s density, use of water and increased sewage at Shingle Spit which she said is the most vital part of Hornby Island. She expressed her opinion that the Islands Trust cannot ensure that wells will not run dry as a result of this development. She stated her objection to the process that did not allow a petition to be added to today’s agenda as late information and asked if Planners had been advised of the petition. She objected to third reading having been given at a meeting on Denman Island and expressed her opinion that the minutes did not accurately reflect her objection to the development. She said that she does not understand what constitutes new information.

William Thomas said that he strongly objects to the process and bringing this reading forward. He asked if the information regarding density had been provided to the public during the process and expressed his opinion that people are opposed now that they understand the implications of water and density.

John Ross, the proponent, provided an overview of the government guidelines for daily water usage per person, multiplied by the number of people per unit and the number of units. He then provided the output of the well and said that it produces an adequate flow for the estimated usage. He added that there would be a water catchment cistern and that low-water use fixtures would be installed. He explained that the water shortage problems in the past were due to old washing machines that used 43 gallons per load.

Trustees Law and Hunt, Chair Bell, Planner Eggen and Director of Local Planning Services Marlor responded to the concerns and answered questions that had been raised by those addressing the topic of the Hornby Island Resort in the Town Hall Session.

Janet LeBlancq said that she is happy that the Local Trust Committee is taking a proactive approach to enhance the relationship with the K'omoks First Nation, whose name for Hornby Island is Jai Dai Aich, and means The Outer Island.

Karen Ross commended the Local Trust Committee for showing leadership in a difficult year of hearing from people with a wide diversity of opinions and for obtaining the approval of the vacation home rental bylaw from the Executive Committee.

Sheila Farrington asked for clarification about flexibility during Town Hall Sessions and asked if agendas can describe how or when it is appropriate for people to speak.

Trustee Law stated the Town Hall Session is the opportunity for people to speak to items on the agenda or about any item concerning the Islands Trust.

Chair Bell thanked the audience for their Town Hall input today and said that if members of the public wish to review reports concerning the Hornby Island Resort development, the Islands Trust Gabriola Island Office can be called to request copies.

Chair Bell recessed the meeting at 2:36 pm and reconvened the meeting at 2:53 pm.

11. APPLICATIONS AND PERMITS

None.

12. LOCAL TRUST COMMITTEE PROJECTS

None.

13. REPORTS

13.1 Islands Trust Council – Strategic Plan 2008 – 2011 updated May 24, 2011

Chair Bell commented that it was her understanding that this report was to be received on a quarterly basis. Planner Eggen stated that she will follow up on this.

*13.2 Work Program Reports
Top Priorities Report and Projects List Report dated July 26, 2011*

Planner Eggen reviewed the Top Priorities Report and Projects List dated July 26, 2011.

13.3 *Applications Log - Report dated July 26, 2011*

Planner Eggen presented the Applications Log Report dated July 26, 2011 and stated that there is no new information to report.

Trustee Hunt requested inclusion of landowner names in the Applications Log file information in the future to help Trustees identify the subject properties.

13.4 *Trustee and Local Expenses*

13.4.1 *2012/13 Budget Preparations*

There was discussion regarding the 2012/2013 budget preparations with consideration of items to be considered as Top Priorities.

HO-067-2011

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee request staff to provide a draft budget breakdown of Official Community Plan and Land Use Bylaw review and Riparian Areas Regulation program items for 2012/2013.

CARRIED

13.4.2 *Expenses Posted to July 26, 2011*

Planner Eggen reported that the Finance Officer has requested Local Trust Committee expenses be split among the sub categories for the 2011/2012 fiscal year. Discussion followed to identify needs for the various categories.

HO-068-2011

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee expenses for the 2011/2012 fiscal year be distributed as follows:

- 65200 \$3,200
- 65210 \$300
- 65220 \$400
- 65230 \$500
- 65240 \$200

CARRIED

14. NEW BUSINESS

14.1 *HO-NAP-2011.3 (Fischer-Natural Area Protection Tax Exemption Program) Memorandum dated August 3, 2011*

The Memorandum dated August 3, 2011 was received for information. Trustee Hunt noted that the memorandum heading should read "Fischer property".

There was discussion regarding the difficulty of identifying the proposed covenant areas boundary lines on the maps of the property which were provided in black and white with the memorandum.

The Local Trust Committee requested staff to photocopy these maps, which reference red outlines, either in colour or in some other way so the boundaries are clearly differentiated for future reports.

14.2 HO-NAP-2011.4 (Knot-Natural Area Protection Tax Exemption Program) Memorandum dated August 3, 2011

The Memorandum was received for information, and it was noted that the memorandum heading should read "Knot property".

14.3 Tribune Bay – Discussion of Adjacent Property

Trustee Law presented information regarding the Scott property which is adjacent to the southern boundary of Tribune Bay Provincial Park. He reported that the property is for sale and said that development of this property could seriously compromise the view-scape, ambiance and character of the Park. He stated that the owner has expressed interest in the property being acquired by BC Parks as a preferred option.

Discussion followed regarding the possible role of the Local Trust Committee and potential actions to take. Trustee Law provided a review of relevant policies in the Hornby Island Official Community Plan which would support consideration of protection of the property.

The Local Trust Committee endorsed by consensus the proposal that Trustee Law facilitate a meeting with appropriate parties to explore options to conserve the property.

14.4 Greenhouse Gas Emissions Communications

Trustee Law reported that he and Trustee Hunt are continuing to work on the Greenhouse Gas Emissions Communications project, stating that they would like to have it be a collaborative, community-based process.

Trustee Hunt stated that a presentation date of September 24, 2011 might be appropriate as that is the date that Moving Planet is holding a worldwide rally to bring attention to climate change and to propose solutions.

15. ISLANDS TRUST WEBSITE

15.1 Hornby Page

The following additions were requested for the Hornby Page of the Islands Trust website:

- Retain the Hornby Resort application information on the website for another month

- Post the professional and/or technical reports that were a part of the application under the Hornby Resort application as a separate entry
- Add August Latest News and post the status of the proposed vacation home rental Bylaws 142 and 143 including a notation that it is post public hearing, the date approved by the Executive Committee, and that the bylaw is awaiting Ministerial approval. Planner Eggen stated she would follow through on providing this information for website posting.

16. NEXT MEETING DATE

The next meetings will take place as follows:

- Special Business Meeting – Sunday, August 7, 2011 at 10:00 am in Room to Grow, Hornby Island Community School, 2100 Sollans Road, Hornby Island, BC
- Regular Business Meeting – Wednesday, August 31, 2011 at 12:15 pm at Joe King Clubhouse, Central Road, Hornby Island, BC

17. ADJOURNMENT

The Chair adjourned the meeting at 3:37 pm

Chair

Minute Taker

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
SPECIAL MEETING
SUNDAY, AUGUST 7, 2011 AT 10:00 AM
AT ROOM TO GROW, HORNBY ISLAND COMMUNITY SCHOOL
2100 SOLLANS ROAD, HORNBY ISLAND, BC**

PRESENT: Fred Hunt Acting Chair
Tony Law Local Trustee
Vicky Bockman Minute Taker

REGRETS:
Louise Bell Chair

There were nine (9) members of the public in attendance.

1. CALL TO ORDER

Chair Hunt called the meeting to order at 10:21 am. He welcomed the public and introduced himself, Trustee Law and the Minute Taker. He stated that this is a Special Meeting of the Hornby Island Local Trust Committee, called during the summer in order to allow seasonal as well as year around residents the opportunity to have an informal exchange with the Local Trustees, to ask questions and discuss items of interest.

2. APPROVAL OF AGENDA

The agenda was approved by consensus.

3. TRUSTEES' REPORT

Trustee Law outlined the structure of the Islands Trust and explained the role of the Local Trust Committee. He said that the work program for the Local Trust Committee this term included updating the Official Community Plan and Land Use Bylaw as well as addressing the issue of vacation home rentals. He said that there had been a wish to focus on economic opportunity and housing and as a result, the Official Community Plan work will not be completed this term. He added that the Land Use Bylaw has not been updated since 1993 and that it will be addressed next term as well.

Trustee Law explained the purpose of addressing vacation home rentals this term and summarized the process that it has involved, stating that it has been a lengthy process with time taken to provide opportunity for public discussion. He advised that the proposed vacation home rental bylaw amendment is now post public hearing and that the Trustees are subject to the regulations relating to hearing new information, as set out in the Local Government Act. He said that following adoption of the proposed amended bylaws there will be a communication program initiated in order to provide opportunity for the public to understand the changes and to clarify any questions they may have regarding the new vacation home rental policy and regulations as well as the enforcement policy.

Chair Hunt added that the proposed amendment to the Official Community Plan bylaw has

been forwarded to the Ministry of Community, Sport and Culture for ministerial approval after which time it will return to the Local Trust Committee for consideration of fourth reading. He confirmed that context and process can be discussed at this meeting.

4. TOWN HALL SESSION

Chair Hunt called for suggestions of topics for discussion from the members of the audience and prioritized them accordingly.

1. *Vacation Home Rentals*

Michelle Easterly commented that there is an association being formed which will, among other things, include guidelines for vacation home rentals and recommend best practices for the operators.

Joan Hesketh asked if the bylaw enforcement policy is before the Minister at this time and asked if it is the bylaw that states that vacation home rentals are only permitted from May to September. She expressed her concern with the bylaw, stating that it creates “winners” and “losers” in the residential tax base dependent on whether one wants to operate a vacation home rental during the winter as opposed to the summer.

Trustee Law responded that the enforcement policy will be presented later in the process and that the permitted rental period of May to September is included in the bylaw. He added that concerns with the limitations of permitted months have been expressed previously and he explained the process that led to determination of that timeframe. He stated that the proposed bylaw provides for a review in the future.

Chair Hunt stated that unadvertised vacation home rentals to friends or through word-of-mouth are considered a non-overt commercial use and the bylaw enforcement policy may take this into consideration. He said that discussion of the bylaw enforcement policy may be included in the next regularly scheduled Local Trust Committee meeting and advised those interested to check the Islands Trust website for particulars.

Kim Hesketh asked what would happen if one rented out their vacation home rental in a non-overt commercial manner during the period of October to April and neighbours complained.

Joan Hesketh asked what the Bylaw Enforcement Officer would do under those circumstances if the bylaw does not permit rentals during those months and does not specifically address advertising. She commented that intentions need to be clearly stated in regulations.

Trustee Law replied that word-of-mouth or renting to friends would be considered a residential use while use of advertisement or third-party managers would be considered a commercial use. He said that the Bylaw Enforcement Officer would be guided by the enforcement policy.

Chair Hunt suggested that the Bylaw Enforcement Officer might initiate a discussion with the operator under those circumstances. He added that an option for an operator wishing to conduct a vacation home rental from October to April would be to apply for a Temporary Use Permit.

Joan Hesketh stated that she finds it objectionable that this creates an unfair playing field in the residential taxpayer base.

Trustee Law stated that this important step recognizes and permits vacation home rentals and can be fine-tuned, if necessary, in a future review. He said there have been many points of view to consider and balance during the process.

Chair Hunt added that the process has been challenging and that he looks forward to discussion of the bylaw enforcement policy.

Kim Hesketh asked what the process would be for public input in the bylaw enforcement policy development stage.

Chair Hunt advised that there is no formal public hearing or community information meeting for addressing bylaw enforcement policy issues. He advised that each Local Trust Committee meeting has a Town Hall Session which is an opportunity for the public to speak to any Islands Trust matter. He suggested that those interested can check the Islands Trust website for meeting dates and agendas. He added that input by email or letter can be received if one prefers or is unable to attend the meetings, and that one can call or email the Local Trustees with any input they may wish to give.

2. *Hornby Island Resort*

Chair Hunt summarized the process leading to the current status of the Hornby Island Resort development bylaw amendment.

Michelle Easterly stated that she objects to the density of the proposed condominiums and increased water use for this project. She said that water usage is the major concern, that usage will be higher than that used for the current campground, and if there is no rain, the cistern will not be adequate. She stated that she had emailed a petition with a significant number of signatures to staff at Islands Trust. She said that she had been diligent in obtaining signatures from informed people from Hornby as well as from those from other locations concerned about Hornby Island and she objected that the email had not been read in a timely manner or forwarded to the Trustees for consideration as it was not considered by staff to be new information.

Russell Prediger noted that the project went from a density of 4 units to the current 14 units on 1.2 acres.

Joan Hesketh stated her opinion that it should be the elected Trustees, not the staff, who determine if post public hearing information is new.

Chair Hunt explained that the project had met the requirement of covering no more than 40% of the land base, allowing the Trust to consider the development from that perspective. He confirmed that after public hearing it is the role of staff to determine whether information is new and if not, the information is not forwarded to the Trustees.

Rob McCreary commented that perhaps the accelerating level of community concern and opposition to this development could be seen as new information.

Trustee Law responded that this is the end of the proscribed process which has taken a full two years to this point. He said that the process has included two open houses, a community information meeting, a public hearing, and the subject has been discussed at numerous Local Trust Committee meetings where Town Hall Sessions are provided for the public to speak. He noted that there had not been significant opposition to this project in a poll he had taken at one point. He added that the time that has been spent considering the project has been lengthy in part to strengthen the requirements for water and parking as well as making the pub the primary use with other aspects of the project becoming accessory uses to the pub.

Michelle Easterly said that she understands the process, however, had believed that with the Islands Trust mandate to preserve and protect, that the prospect of condominiums on Hornby Island would not have been considered. She stated her opinion that this project does not make sense economically and is not consistent with the Hornby Island rural lifestyle. She also said she considered the poll that Trustee Law had taken early in the process to have been flawed.

Chair Hunt stated that the plans for the development are posted and he encouraged those interested to view them. He acknowledged that the density being permitted is a maximum of 15 condominium units and that water and sewage adequacy were important issues. He explained that the sewage requirement was determined by a report by a professional engineer. He added that a water engineer has monitored usage and well output for drinking and other uses and has determined levels to be acceptable. He confirmed that there will also be a cistern for water catchment.

Trustee Law responded that the Local Trust Committee makes the best decisions it can based on the best information obtained. The mandate to preserve and protect is governed by the Islands Trust Policy Statement and the Hornby Island Official Community Plan. He explained that this development is zoned for commercial use and meets the 40% lot usage requirement. He said that the project is at variance with the Official Community Plan in only two ways: the units are conjoined which is considered to be beneficial from a greenhouse gas emissions point of view, and the ownerships are strata title, however the Local Government Act does not allow the Local Trust Committee to regulate based on types of ownership.

Joan Hesketh asked how many aquifers Hornby Island has. She asked if there had been an independent review of the water report and if not, recommended this procedure be considered for the future.

Russell Prediger asked if the Local Trust Committee will ensure that the estimated water levels will be confirmed.

Chair Hunt responded that there are four aquifers on Hornby with one being identified as in an area that is highly developed. He added that the water report had been accepted by the Planner.

Michelle Easterly asked about Official Community Plan statements regarding density being distributed throughout Hornby and asked if the development height is within guidelines.

Trustee Law responded that the distribution of density was a concept that was relevant in the vacation home rental discussion, however this project was already zoned for

commercial use. He added that the height of the structures will not be at variance with the regulations.

Russell Prediger asked if it would be possible for another amendment to be created to reduce density.

Chair Hunt responded that this is a legal process and does allow for review.

Rob McCreary asked if a confirmation of adequate water would be done when this project proceeds to the development plan phase.

Chair Hunt advised that the development plan will consider form and character which is descriptive of how the development must proceed with Hornby style and includes specific requirements such as a percentage of the roof that must be sod, lighting and water requirements, and the installation of low flow plumbing fixtures. He said that these guidelines can be reviewed in Section VI of the Official Community Plan and added that a staff report on the website lists the final covenants for information.

Michelle Easterly asked if there will be close monitoring during every step of the development.

Trustee Law stated that staff is extremely precautionary, particularly about water, as water conservation is a concept that is stressed in the Islands Trust Policy Statement.

Joanne Whitey commented that it should never have been assumed that this was not going to happen, given that it is in a commercial zone.

Michelle Easterly said that considerations for commercially zoned projects may be different on different islands and asked what this commercial applicant is doing for the Hornby community.

Rob McCreary stated he would feel more comfortable if community input would be permitted at the development permit stage.

Chair Hunt responded that consideration will be given to that suggestion.

3. *Ferry Closure Update*

Trustee Law provided an overview of the ferry closure, stating that the closure will occur for three weeks starting October 17, 2011 for rebuilding of the docks at Gravelly Bay and Shingle Spit. He stated that there will be two open houses which will be opportunities for people to ask questions and express concerns. He said that the Ferry Advisory Committee has identified issues that need to be addressed. He explained that current plans are for a water taxi to handle foot traffic and for a barge to handle commercial traffic by reservation. He said that secure parking at Gravelly Bay and a shuttle service across Denman Island are being considered for the period of the closure. He confirmed that essential services such as transportation of school children, mail and fuel will be handled.

Arifin Graham asked if shuttle service will be provided on Hornby Island for those who may only have one car.

Trustee Law said that this is a good suggestion that he will bring forward. He said that ride shares may also be a possibility.

3. *Foreshore Protection*

Christine Hunt expressed her concern that many people are not aware that the foreshore is an area that has been protected by law since the 1970's and that sand, rocks and gravel are not to be moved from the foreshore. She stated that removing rocks disturbs marine life and is not just the removal of an environmental element, but is also removal of Hornby's heritage. She said that this is becoming a significant problem and although it is beyond the responsibility of the Islands Trust she would like to have the issue raised and communicated in some manner.

Trustee Law agreed that this is important and he will discuss this with staff at BC Parks to determine if it is possible to post this information at beach accesses.

4. *Raven Coal Mine Update*

Trustee Law advised that he is the Islands Trust Representative on the Working Group for the Environmental Assessment process and provided background and an update on the Raven Coal Mine. He said that there was a strong level of interest in the public hearings that were held and concerns were expressed. He added that the public process for the Environmental Assessment process is now closed. He said that there has only been one mine turned down as a part of an environmental assessment process, however approximately 40% of the projects do not go forward for other reasons. He stated that the main issues of concern are risk of potential contamination of the Baynes Sound aquifer, increased traffic from transportation of the coal from the mine, and other issues for Port Alberni. He said that the Islands Trust has requested an independent panel be involved in the process, however to date a response has not been received.

Arifin Graham asked if this is a political process.

Trustee Law responded that ultimately it is a political decision with the ministers making the decision provincially.

5. *Mail Delivery*

Chair Hunt provided a summary of the mail delivery topic as background for discussion, advising that there has been a new mail delivery person hired.

Trustee Law added his understanding that there were trained and experienced backup personnel to assist Hornby's long-time mail delivery person in that job, however, when the position became available the job was offered to an off-island person. He said that he has written Canada Post stating that local employment and local knowledge of mail specifics are important aspects that contribute to the quality of rural mail service on Hornby Island. He added that he hopes that islanders are not rude to the person who has been hired; however, hopes that any future hiring for this position would be from Hornby Island. He said that he has received a reply from Canada Post and that the dialog will continue.

6. *Wells*

Joanne Whiting stated her understanding that the filling-in of community wells is being considered although she was uncertain as to which agency was expressing interest. She stated that she is a seasonal resident currently hooked up to one of these wells and that she wants to stay connected to that well. She said that drilling a new well for seasonal use would be very expensive.

Trustee Law said that he understands the concern and suggested that she contact him subsequent to today's meeting to discuss this further.

Chair Hunt thanked the public for coming to the meeting and for providing their input.

5. **NEXT BUSINESS MEETING**

The next business meeting will be held on Wednesday, August 31, 2011 at 12:15 pm at Joe King Clubhouse, Central Road, Hornby Island, British Columbia.

6. **ADJOURNMENT**

Chair Hunt adjourned the meeting at 12:16 pm.

Chair

Minute Taker



Islands Trust

RWM From: August 04, 2011 To: September 13, 2011

Hornby Island

Resolution #	Action	Resolution Description	Resolution Date
2011-11	In Favour	"That the Hornby Island Local Trust Committee authorize Louise Bell to be the signatory for the Hornby Island Local Trust Committee on the Protocol Agreement between the Comox Valley Regional District and the Hornby Island and Denman Island Local Trust Committees."	Aug 26, 2011

ADOPTED

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING
HELD AT 12:15 PM, JUNE 1, 2011
IN THE NEW HORIZONS
1765 SOLLANS ROAD, HORNBY ISLAND, BC**

PRESENT:	Louise Bell	Chair
	Fred Hunt	Local Trustee
	Tony Law	Local Trustee
	Brodie Porter	Island Planner
	Sonja Zupanec	Island Planner
	Miles Drew	Bylaw Enforcement Coordinator
	Vicky Bockman	Minute Taker

There were three (3) members of the public in attendance.

1. CALL TO ORDER

Chair Bell called the meeting to order at 12.22 pm. She welcomed the public and acknowledged that the meeting is taking place in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus, with the following amendments:

- Add Item 11.1.3: Staff Report from Miles Drew, Bylaw Enforcement Coordinator, dated June 1, 2011
- Add Item 13.1: Town Hall Procedures
- Add Item 16.1: Discussion of Possible June 14, 2011 Special Meeting

3. MINUTES

3.1 Local Trust Committee Special Meeting Minutes dated April 20, 2011

The minutes were adopted by consensus, with the following amendment:

- Page one, Item 1, third line: change “Nation” to “Nations”

3.2 *Local Trust Committee Meeting Minutes dated April 27, 2011*

The minutes were adopted by consensus, with the following amendments:

- Page four, Item 4.1, fourth paragraph: change the text from “and Riparian Areas Regulation climate change” to “Reduction”
- Page five, Item 6, second paragraph, last sentence: change the text from “Chair of the Ferry Advisory Committee has” to “Chairs of the Ferry Advisory Committees have”
- Page five, Item 6, fourth paragraph, first line: change “Local Government Representative of” to “local government representative for”
- Page six, Item 9, fifth paragraph: change “variants” to “variance”
- Page nine, fourth paragraph: change “dialog” to “dialogue”

3.3 *Local Trust Committee Special Meeting Minutes dated May 11, 2011*

The minutes were adopted by consensus, with the following amendments:

- Page three, second paragraph: change “Sax” to “Saks”
- Page eight, second paragraph, fifth line: change “address” to “addressed”

3.4 *Section 26 Resolutions Without Meeting*

None.

3.5 *Advisory Planning Commission Minutes*

None.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated May 25, 2011*

Planner Zupanec summarized the Follow-up Action List dated May 25, 2011. She reported that plans for the proposed meeting with the K’omoks Nation were proceeding and that a September date is being considered for that meeting.

Chair Bell reported that, as suggested at a previous meeting, the Denman Island Local Trust Committee will consider the possibility of applying for a community funding grant to assist with expenses associated with that meeting.

4.2 *Food Security in the Islands Trust Area*

There was discussion of the report and how Hornby Island is addressing this issue. Trustee Law noted that as evidenced in Table 6 of the report, Hornby Island has already adopted many policies, reflected in bylaws, which support provisions for food security.

Trustee Law identified the issues of zoning for food and farm equipment storage as possible discussion items for consideration in the review of the Hornby Island Official Community Plan.

The subject of the possible need for an Agricultural Advisory Committee was discussed. It was considered to be unnecessary given the active agriculture/food community groups on Hornby and that in general, land use issues are not arising as important topics for growers at this time.

HO-039-2011 It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee request staff to flag the following issues arising from the report on Food Security in the Islands Trust Area for consideration in the review of the Hornby Island Official Community Plan: farm worker housing, facilities for agricultural processing, and provision under amenity zoning policy for community food storage facilities.

CARRIED

5. **CORRESPONDENCE**

None.

6. **TRUSTEES' REPORT**

Trustee Law reported that he had resigned from his position as Executive Director of Hornby Island Community Economic Enhancement Corporation (HICEEC) in response to perceived conflict of interest with his involvement with the Hornby Island Official Community Plan work. He said that the organization has offered the possibility of his participating again in the future, however at this time he felt that disassociating himself from HICEEC would be the cleanest and clearest resolution.

Trustee Law stated that since the last Local Trust Committee meeting he had attended meetings in his role as a Ferry Advisory Committee Chair with the Minister of Transportation, the new Ferry Commissioner and President of BC Ferries to discuss various ferry issues. He said that both the Minister and Commissioner said that they were very impressed with the amount and quality of correspondence they have received from the public on this topic. He provided an update on the authorization of a review of the Coastal Ferry Act which will result in a delay of the final decision on fare increases and will set a price cap for the first year. The issue has received media attention and opportunities for public participation will be monitored and be made known to the community.

Trustee Law said that there is a series of meetings on the environmental assessment process for the Raven Coal Mine presently occurring and that those meetings have been well attended. He also reported that he pursued the subject of Smart Meters with BC Hydro to express concerns that have been communicated about the proposed new program. He advised that BC Hydro is aware of concerns, they are looking at developing a program to reduce exposure to frequencies, and that correspondence, questions and comments are welcomed.

Trustee Law reported that he has arranged a meeting that would include the Royal Canadian Mounted Police, community and public organizations and other businesses to discuss concerns that the community has been expressing about summer incidents on Hornby and to consider plans for addressing those issues.

Trustee Hunt stated that the Islands Trust Community Stewardship Award nominations have been released. He reported that the Hornby New Clinic Committee has been nominated for a group award for their role in planning, coordinating and building the new Hornby Community Medical Clinic which officially opened this weekend.

Trustee Hunt reported that he attended a water catchment workshop recently which was sponsored by the Hornby Island Water Stewardship Committee and involved site visits to four properties using various styles of water catchment. He said that the guest speaker and demonstrations of the systems were very informative and that this is an idea that is gaining popularity on the island.

Trustee Hunt stated that a community information meeting on the topic of vacation home rentals was held on May 21, 2011. He said that the meeting was well attended and that holding the meeting on a long weekend allowed off-island home owners the ability to participate as well.

7. CHAIR'S REPORT

Chair Bell reported on her work with The Executive Committee since the last Local Trust Committee meeting. She described the Executive Committee's response to the Goldstream spill contamination of waters and said that one or two Executive members will be attending the Joint Canada-United States Oil Spill Response Exercise in Washington State in June. She reported on the status of the review of development application fees, stating that the Executive Committee has endorsed a Terms of Reference including appointment of the members of the joint Task Force from the Financial Planning Committee and Local Planning Committee.

Chair Bell advised that the Executive Committee has finalized the agenda for the next Trust Council meeting which will be held June 14 -16, 2011 on Denman Island. She said that the agenda is available on the website, that the public is invited to attend and that there will a Delegation and Town Hall session scheduled.

Chair Bell described the process that the Executive Committee engages in during the review and consideration of approval of bylaws, citing several examples of the attention and care that the Committee gives to reviewing local trust committee bylaws. She advised that the Executive Committee's role is limited by the Islands Trust Act to seeing that the bylaws are not "contrary to or at variance with" the Islands Trust Act and the Trust Policy Statement.

8. DELEGATIONS

There were no delegations.

9. TOWN HALL SESSION

Elsbeth Armstrong stated that the proposed Official Community Plan policy 6.5.3.1 allows for a dwelling to be used as a vacation home rental (VHR) as long as the owner or tenant is temporarily absent, resides only seasonally, or resides in another lawful dwelling on the property. She expressed concern that it does not include those who own property and may wish to operate a VHR but who choose not to live on Hornby. She also stated that she has strong objections to the proposed land use bylaw regulations which limit the time of year a VHR can operate and requires a minimum guest occupation of seven consecutive days. She said that she hopes the Local Trust Committee will give consideration to allowing off-season rentals, as small businesses are dependent on them. She also

requested the minimum seven-day occupation requirement be removed from the proposed bylaw.

10. APPLICATIONS AND PERMITS

None.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 HO-OCP-2009.2 Vacation Home Rental

11.1.1 Compilation of Correspondence to May 24, 2011

The Compilation of Correspondence to May 24, 2011 was received and there was additional, late correspondence distributed.

HO-039-2011 It was **MOVED** and **SECONDED** that the correspondence received from Judi Stransman, Eva Arros, Dr. Grant Hammond and Jennifer Armstrong be received.

CARRIED

11.1.2 Staff Report following from May 21, 2011 Community Information Meeting and Written Submissions

Planner Ported reviewed the Staff Report dated May 30, 2011 regarding Vacation Home Rentals (VHR) which addresses issues that were raised in the May 21, 2011 Community Information Meeting and outlines options and recommendations for amendments to the proposed bylaws. He provided background information and advised that any initiative must be in compliance with provincial legislation, the Trust Policy Statement and the principles and objectives of the Hornby Island Official Community Plan (OCP). Planner Porter said that the proposed bylaws are circulating to agencies for referral responses and he outlined the responses that have been received to date. He reviewed comments and suggestions from the Community Information Meeting and presented the proposed amendments to Bylaws 142 and 143.

Planner Porter responded to the concern expressed in the Town Hall Session regarding homeowners who do not live

on Hornby who may wish to operate a Vacation Home Rental (VHR). He said that the word “seasonally” is a descriptive term to describe individuals who come here at the time of their choosing and suggests that they are not here permanently and could include those individuals who chose not to be here for a broader period of time.

Discussion followed on key points in the proposed changes to Bylaw 142.

Planner Porter presented proposed amendments to Bylaw 143 and explained options or reasons for the lack of inclusion of other previous suggestions.

Chair Bell recessed the meeting at 2:10 pm and the meeting was reconvened at 2:15 pm.

The Local Trust Committee decided to address agenda Item 11.3, a Staff Report from Bylaw Enforcement Coordinator Drew, prior to general discussion of the proposed amendments.

The proposed bylaw enforcement policy and management of the implementation of the policy were discussed. It was the consensus of the Local Trust Committee that after adoption of the proposed bylaws and a bylaw enforcement policy, a communication plan of the bylaw enforcement policy for the benefit of the VHR operators would be important.

Trustee Hunt asked for clarification of the proposed recommendation that the bylaw enforcement staff monitor and inspect each VHR to ensure that the requirements of the VHR regulations are met.

Bylaw Enforcement Drew responded that the proposal is recommending that after adoption of VHR policies and regulations, enforcement staff make an initial site visit to every VHR and that the process might extend over the course of two seasons. He said the visits would be booked in advance and would be simple, short visits to assess compliance with the conditions of the bylaw and would include discussion of possible remedies if necessary.

Discussion of the changes to the proposed bylaw amendments began with opening remarks by the members of the Local Trust Committee.

Trustee Law said that the consideration of VHR policies and regulations has involved the balancing of suggestions from the community and staff in the process of planning responsibly for the future. He said that it is his intention to achieve the Islands Trust objective through a combination of regulation and cooperation, and he acknowledged that some regulations might be more productively addressed through advocacy policies. He stated that he would like to see the opportunity for use of Temporary Use Permits addressed in a more specific manner and stated in the OCP. He advised that he would have other recommended changes as the discussion proceeded.

Trustee Hunt acknowledged the difficulty of attempting to predict what might happen in the future as bylaw work is completed. He noted that the community has been engaged in the process and that the discussions have changed over time to reflect input while the legislative framework requirements continue to be considered. He stated that VHRs on Hornby represent a unique aspect of accommodation and that he recently counted approximately 150 internet advertisements for VHRs on Hornby which confirms the importance of VHRs to the community. He added that there were about 50 advertised as operating year around. He said he would like to have further discussion about that issue.

Chair Bell stated that the interpretation of the Trust Policy Statement is first and foremost in her mind as she considers the proposed bylaw amendments. She said that she found the staff report discussion of community character for Hornby to be valuable. Also, she said that she wanted to acknowledge that this approach represents a commercial use. She added that she believes that the proposed bylaw enforcement policy means that the seven-day minimum stay and the May to September limitations are valid as they clearly distinguish between something that would otherwise be a commercial use, and with those restrictions, something that fits into a residential zone use. She stated it is her opinion that these proposed regulations and bylaw enforcement policy, along with the Temporary Use Permit, ensure that VHRs will continue as they are now, are not excessive and the character of the island does not change.

The Local Trust Committee reviewed the proposed draft amendments to draft Bylaw 142 as presented in the staff report and determined changes to be made as follows:

1. Section 2.b, new policy 6.3.3.10, last line: insert a comma after “rental use”
2. Section 4, new policy 6.5.3, second line: insert a comma after “accommodation”
3. Section 4, new policy 6.5.3.3 is added with renumbering of all subsequent policies and now reads: “6.5.3.3 Owners of vacation home rentals, especially those located in the Whaling Station Bay/Anderson Drive area and other small lot areas are strongly encouraged to minimize impacts upon groundwater resources by:
 - a) Utilizing a rainwater catchment and storage system;
 - b) Installing water-saving fixtures; and
 - c) Providing information about water conservation practices to all guests.”
4. Section 4, new policy 6.5.3.4 to read: “Vacation home rentals other than as permitted through land use regulations for vacation home rentals may be considered upon application for a Temporary Use Permit.”
5. Section 4, new policy 6.5.3.5: delete subsections a) and b) so that it is changed to read “Vacation home rental use should be subject to regulations, depending upon location and site characteristics, which require that property owners provide evidence that the sewage system is capable of supporting the proposed occupancy load.”
6. Section 4, new policy 6.5.3.6, fourth line: change “Regulations” to “regulations”
7. Section 6, additional provision 6 to read: “6. Hornby Island Official Community Plan Bylaw No. 104, 2002 is amended by modifying Section VI-OBJECTIVES AND POLICIES FOR SUSTAINABLE DEVELOPMENT section 6.9-Temporary Use Permits as follows:
 - a) Deleting the word “and” at the end of objective (4),
 - b) adding a comma and the word “and” at the end of objective (5),
 - c) adding the following objective immediately after objective (5):
“(6) to allow vacation rentals other than as permitted through land use regulations.”,
 - d) adding the following words to policy 6.9.1 a):
“other than for vacation rentals”,

- e) amending policy 6.9.2 by deleting the word “all” and by replacing the word “shall” in both instances with the word “may”

The Local Trust Committee reviewed the proposed draft amendments to draft Bylaw 143 as presented in the staff report and determined changes to be made as follows:

1. Section 1.a.i, second line: delete “permitted by this bylaw”
2. Section 1.a.i, third line from bottom: change to read “and includes such a use...”
3. Section 1.b. ii, clause 3.23.1: change to read “A dwelling unit may only be occupied...”
4. Section 1.b. ii, clause 3.23.2: change to read “A dwelling unit may only be occupied by one group of paying guests during a period of seven (7) consecutive days.”
5. Section 1.b. ii, clause 3.23.3: change to read “A dwelling used for vacation home rental use shall not be used to accommodate more than...”
6. Section 1.b ii, clause 3.23.6: delete the period at the end of (e) vi to read: vi. “9.11.1.7 Vacation Home Rental Use
7. Section 1.b. ii, clause 3.23.6.2: delete this clause

The Local Trust Committee discussed the process for advancing the proposed amendments.

HO-040-2011 It was **MOVED** and **SECONDED** that the first reading of proposed Bylaw 142 cited as “Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No 1 2011” be rescinded.

CARRIED

HO-041-2011 It was **MOVED** and **SECONDED** that the first reading of proposed Bylaw 143 cited as “Hornby Island Land Use Bylaw 86, 1993, Amendment No. 1 2011” be rescinded.

CARRIED

11.1.3 Staff Report from Miles Drew, Bylaw Enforcement Coordinator dated for the Hornby Island Local Trust Committee Meeting of June 1, 2011

Discussions concerning the Staff Report recommendations occurred earlier in the meeting and were continued.

Trustee Law expressed his opinion that a communications strategy is needed prior to implementation of a bylaw enforcement policy in order to allow operators time to understand the new bylaw regulations and come into compliance with them. He stated he would like to identify as a priority for bylaw enforcement those situations where VHR accommodations are being operated other than in a permitted dwelling. He said that he is uncertain about the proposed policy of monitoring and inspecting each VHR and might support an initial bylaw effort to investigate enforcement of advertisement of VHRs operating in a non-permitted dwelling. He added that this report has just been received and he would like to give this issue more thought.

Trustee Hunt agreed that with the adoption of the bylaw amendments, it will be an appropriate time to be clear on what bylaw enforcement intentions will be. He requested that the bylaw enforcement proposal for monitoring and inspecting each VHR be clarified in a future draft to allow for better understanding of the procedure.

Chair Bell requested Bylaw Coordinator Drew draft changes to the bylaw enforcement plan based on the suggestions made at today's meeting including Trustee Hunt's request for clarity in the wording of the proposal for monitoring and inspecting each VHR and Trustee Law's suggestion of prioritizing those situations where VHR accommodations are being operated in a non-permitted dwelling.

Bylaw Coordinator Drew recommended a communications plan be presented at the same time as the bylaw enforcement policy.

11.2 *HO-OCP-2009.1 Official Community Plan/Land Use Bylaw Review Memorandum dated May 27, 2011*

Planner Zupanec summarized the Memorandum regarding input received relating to the targeted review and update of the Hornby Official Community Plan (OCP) and Land Use Bylaw (LUB). Also included in the memo were submissions received from property owners with suggestions specific to several topics. Planner Zupanec requested direction on how to prioritize the topics as the work proceeds on revisions to the draft OCP and LUB.

Discussion followed on the suggested topics for consideration and the Local Trust Committee provided guidance on several issues to be addressed.

12. REPORTS

12.1 Strategic Plan for Local Trust Committees (updated April 4, 2011)

The Strategic Plan for Local Trust Committees was received with no comments.

12.2 Work Program Reports Top Priorities Report and Projects List Report dated May 25, 2011

There were no comments or additions to the Work Program Reports.

12.3 Applications Log Report dated May 24, 2011

Planners Porter and Zupanec presented the Applications Log and provided updates.

12.4 Trustee and Local Expenses

12.4.1 Expenses – Fiscal to March 31, 2011

The Final Fiscal 2011 to March 31, 2011 report was reviewed and it was noted that the LTC Local Expense budget was exceeded in part due to the cost of the vacation home rental revisions to the Official Community Plan and Land Use Bylaws.

12.4.2 Local Trust Committee Budget – Fiscal 2012

The Fiscal 2012 budget was reviewed and the costs of vacation home rental revisions, including the community information meetings, public hearing and advertising associated with those meetings were discussed and were considered to be significant. It was the consensus that expenses relating to the vacation home rental issue should be debited from the OCP/LUB Expense category for fiscal 2012. It was noted that the allocation of LTC Meetings had been adopted by resolution at a previous meeting.

13. NEW BUSINESS

13.1 *Town Hall Procedures*

Trustee Hunt stated that when considering controversial issues, people in the community want to be involved and he suggested that the Local Trust Committee be more flexible about an appropriate time when people can speak during meetings.

Trustee Law said that providing an opportunity for public comments on an as-needs basis is beneficial and can provide flexibility so that those who haven't spoken earlier or have additional thoughts can participate.

Chair Bell agreed and noted that the agenda procedures are not well understood by people. She stated it would be useful to present staff reports prior to public comments as that may answer some questions. She added that input from the public would best be received then and not between the point of discussion and resolution and that she would be agreeable to this change in procedure. No changes to the agenda format were considered to be necessary.

14. BYLAWS

14.1 *Proposed Bylaw No. 142 cited as "Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No 1 2011."*

This item was discussed earlier in the meeting.

14.2 *Proposed Bylaw No. 143 cited as "Hornby Island Land Use Bylaw 86, 1993, Amendment No. 1, 2011"*

This item was discussed earlier in the meeting.

15. ISLANDS TRUST WEBSITE

Hornby Page

The website was not discussed.

16. NEXT MEETING DATE

16.1 Discussion of Possible June 14, 2011 Special Meeting

There was discussion regarding the possibility of a special meeting of the Hornby Island Local Trust Committee to consider third reading of proposed bylaws relating to the Hornby Island Resort rezoning. It was agreed that a special meeting will take place on Tuesday, June 14, 2011 at 10:30 am in the Trustees' Office at the Marcus Isbister Old School Center, 5901 Denman Road, Denman Island.

16.2 Next Local Trust Committee Regular Business Meeting

The next business meeting will take place on Wednesday, June 29, 2011 at 10:15 pm at Joe King Clubhouse, Central Road, Hornby Island, British Columbia

17. ADJOURNMENT

The Chair adjourned the meeting at 5:45 pm.

Chair

Minute Taker

ADOPTED

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
SPECIAL BUSINESS MEETING
TUESDAY, JUNE 14, 2011 AT 10:30 AM
AT MARCUS ISBISTER OLD SCHOOL CENTRE
5901 DENMAN ROAD, DENMAN ISLAND, BC**

PRESENT:

Louise Bell	Chair
Fred Hunt	Local Trustee
Tony Law	Local Trustee
Vicky Bockman	Minute Taker
Brodie Porter	Island Planner (via telephone link)

There was one (1) members of the public in attendance.

1. CALL TO ORDER

Chair Bell called the meeting to order at 10:34 am. She welcomed the public and acknowledged that the meeting is taking place in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The agenda was approved by consensus, with the following amendments:

- Renumber Item 3.2 Proposed Bylaw No. 141 to 3.3
- Add item 3.2, email from Brodie Porter dated June 13, 2011 re: LTC Meeting June 14

3. BYLAWS

3.1 Memorandum dated June 6, 2011 regarding Proposed Bylaw No. 141

Planner Porter summarized the memorandum. He stated that the proposed additions reflect conditions that Section 906 of the Local Government Act recommends be included in the bylaw, including stipulating that the owner obtain a private easement over the off site parking and grant a statutory right of way to the Hornby Island Local Trust Committee for right of access for public parking.

There was discussion about the proposal and Planner Porter confirmed that the easement, covenant and statutory right of way would remain with the property even if the ownership of the property should change.

ADOPTED

Trustee Hunt noted that the applicant has stated his intention to purchase the off site lot for parking and asked if there are any updates on this matter. Planner Porter responded that it is his understanding that discussions for the purchase are ongoing although the purchase is not central to the bylaw which generally states that parking spaces must be provided.

3.2 *Email from Brodie Porter dated June 13, 2011 re: LTC Meeting June 14, 2011*

Planner Porter presented the key points in the email dated June 13, 2011, outlining the minor administrative edits to proposed Bylaw 141.

3.3 *(Hornby Island Resort Ltd.) Proposed bylaw No. 141 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010."*

HO-042-2011

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee amend Schedule A of proposed bylaw 141 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010" by:

1. Replacing the words "Section 2" with "Section 2.0" in Section 1;
2. Replace the abbreviation "m" with the word "metre" in replacement clause 5.5.2 and in clauses 9.16.5.3 and 9.16.7.

CARRIED

HO-043-2011

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee amend Schedule A of proposed bylaw 141 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010" by inserting a new section 2.0 with all subsequent sections renumbered accordingly that states:

- "2. Section 5.0 PARKING REGULATIONS of the Hornby Island Land Use Bylaw No. 86, 1993 is amended by replacing Section 5.5 which reads:

"5.5 All required motor vehicle parking spaces must be located:

5.5.1 on the same lot as the use for which they are provided; or

5.5.2 on another lot within 100 m (328 ft) of the use, provided that a restrictive covenant in favour of the Hornby Island Trust Committee is registered against the other lot restricting the use of the lot or a portion of it to motor vehicle parking in compliance with the requirements of this bylaw with respect to the lot on which the use is located, and the owners of the two lots execute and register in the Land Title Office an easement agreement satisfactory to the Hornby Island Trust Committee securing the use of the parking spaces for the owner of the lot on which the use is located."

with the following:

“5.5 All required motor vehicle parking spaces must be located:

5.5.1 on the same lot as the use for which they are provided; or

5.5.2 on another lot within 100 metres (328 ft) of the use provided that:

5.5.2.1 a restrictive covenant in favour of the Hornby Island Trust Committee is registered against the other lot restricting the use of the lot or a portion of it to motor vehicle parking or zoning restricts the use of the lot or a portion of it to motor vehicle parking in compliance with the requirements of this bylaw with respect to the lot on which the use is located;

5.5.2.2 the owners of the two lots execute and register in the Land title Office an easement agreement satisfactory to the Hornby Island Trust Committee securing the use of the parking spaces for the owner of the lot on which the use is located; and

5.5.2.3 the owner of the lot that provides the parking spaces grants a statutory right of way to the Hornby Island Local Trust Committee for right of access for public parking.” “

Trustee Law said that he is pleased to see this matter specified in this way and appreciates the assistance that staff was able to provide, and Trustee Hunt said that he agreed. Trustee Law added that these amendments provide more certainty and that he appreciates their being added to the bylaw.

Chair Bell stated that this represents another covenant that the owner needs to provide however these conditions are very important.

CARRIED

HO-044-2011

It was **MOVED** and **SECONDED** that proposed bylaw 141 cited as “Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010” be read a 3rd time as amended.

CARRIED

Trustee Law stated that this is a bylaw that enables a significant change on the island and that the Local Trust Committee has taken two years to receive input from the community, consider options carefully and to arrive at this point. He said that the proposal has included community information meetings

ADOPTED

and a public hearing with the result that it has received general support, particularly as it enables the pub to continue. He added that the Local Trust Committee has had the opportunity to adjust the bylaw to ensure that the pub amenity is provided. He added that while this proposal may not please everyone, there has been significant diligence done with respect to environmental impact covenants and parking requirements.

Trustee Hunt stated that he recognizes this property's importance to Hornby Island and the community and that there is a general recognition that the property as it exists requires significant upgrades. He said that he feels this is a well thought out proposal for an important social gathering place on the island. He added that the residential component of the proposal is an important element and said that the proposed bylaw is giving certainty about the accessory nature of the dwellings to the primary purpose of the pub. He noted that a development permit is required prior to construction and that it is important that the form and character of the finished project reflect the Hornby style.

Trustee Law said that impacts on the neighbourhood are important and as these are considered, it is useful to note that this development remains within existing permitted lot coverage and height limitations so will not represent a significant change in those respects. He added that there are some aspects of the project that might be beneficial to neighbours such as elimination of the present camping activity and possible relocation of the pub closer to the ferry terminal.

HO-045-2011 It was **MOVED** and **SECONDED** that proposed bylaw 141 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2010" be referred to the Secretary for approval by the Executive Committee.

CARRIED

Chair Bell noted that this land use bylaw will be considered by the Executive Committee, possibly in July, and if approved will return to the Local Trust Committee for fourth reading. She stated that the Local Trust Committee has previously passed resolutions about archeology work and covenants and asked Planner Porter to report on what decisions have already been made regarding those matters.

Planner Porter responded that staff continues to work with the Archeological Branch to determine what regulations will be imposed on the applicant. He said that his general understanding is that the Archeological Branch is continuing to assess what the applicant is proposing however has not had a chance to respond specifically because the applicant is still in the process of developing plans. He stated that it is likely they will be establishing a program of ongoing site monitoring at the time of development to ensure that the archeological values are protected.

ADOPTED

With respect to the covenant involving conservation initiatives, Planner Porter said that the covenant the applicant has offered has been drafted, signed by the applicant and is in the possession of the Islands Trust. He added that there are now other covenant requirements with respect to parking and that the statutory right of way will need to be drafted and presented to the Local Trust Committee for review.

4. NEXT BUSINESS MEETING

It was confirmed that on June 28, 2011 a community information meeting and public hearing will be held in New Horizons regarding the vacation home rental bylaws. The community information meeting is scheduled to start at 7:30 pm and the public hearing at 8:00 pm. It was determined that the public hearing will not start prior to 8:00 pm however may start later if the community information meeting requires more time.

The next Hornby Island Local Trust Committee regular business meeting will take place on Wednesday, June 29, 2011 at Joe King Clubhouse, Central Road, Hornby Island, British Columbia and will begin at 10:15 am.

The following Hornby Island Local Trust Committee regular business meeting will take place on Wednesday, August 3, 2011 at 12:15 pm in New Horizons, 1765 Sollans, Hornby Island, British Columbia.

5. ADJOURNMENT

Chair Bell adjourned the meeting at 11:04 am.

Chair

Minute Taker

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING
HELD AT 10:15 AM, JUNE 29, 2011
AT THE JOE KING CLUBHOUSE
CENTRAL ROAD, HORNBY ISLAND, BC**

PRESENT: Louise Bell Chair
Fred Hunt Local Trustee
Tony Law Local Trustee
Brodie Porter Island Planner
Sonja Zupanec Island Planner
Vicky Bockman Minute Taker

There were three (3) members of the public in attendance.

1. CALL TO ORDER

The Chair called the meeting to order at 10:18 am. She welcomed the public and acknowledged that the meeting is taking place in the traditional territory of the Coast Salish First Nations. Chair Bell introduced the Local Trustees, Island Planners and Minute Taker.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus, with the following amendments:

- Add item 10.1.1, Revised HO-SUB-2010.9 Draft 946 Covenant
- Add item 11.2, Correspondence dated June 13, 2011 from Michelle Easterly regarding Hornby Island Resort Ltd. Rezoning Application
- Add item 13.5, Summer Residents Meeting
- Add item 13.6, Community Stewardship Awards

3. MINUTES

3.1 Local Trust Committee Special Meeting Minutes dated May 21, 2011

The minutes were adopted by consensus, with the following amendments:

- Page 9, fifth paragraph: remove the first sentence
- Page 9, fifth paragraph, new first sentence: change text from “She explained...” to “Chair Bell explained...”

3.2 Local Trust Committee Meeting Minutes dated June 1, 2011

The minutes were adopted by consensus.

3.3 *Local Trust Committee Special Meeting Minutes dated June 14, 2011*

The minutes were adopted by consensus.

3.4 *Section 26 Resolutions Without Meeting Log dated June 21, 2011*

Chair Bell presented the Section 26 Resolutions Without Meeting Log dated June 21, 2011.

3.5 *Advisory Planning Commission Minutes*

None.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated June 21, 2011*

Planner Zupanec presented the Follow-up Action List dated June 21, 2011. She reported that a date has not been finalized for the meeting with K'omoks Nation and that a mid to late September date is likely.

Chair Bell noted that the meeting will be held in coordination with the Denman Island Local Trust Committee and advised that they have identified September 20, 2011 as their first choice for the meeting, with the second choice being September 16, 2011 and third option being September 12, 2011.

5. **CORRESPONDENCE**

5.1 *Letter dated May 26, 2011 to Denman Opposes Coal from Environmental Assessment Office regarding Public Consultation Approach Conceptual Plan, Proposed Raven Underground Coal Project*

Received.

5.2 *Letter dated June 6, 2011 from Louise Bell to Environmental Assessment Office and Canadian Environmental Assessment Agency regarding Environmental Assessment of Proposed Raven Underground Coal Mine*

Received.

6. **TRUSTEES' REPORT**

Trustee Hunt acknowledged that this will be the last Hornby Island Local Trust Committee meeting that Planner Porter will attend and he expressed his appreciation for the valuable assistance that Planner Porter has provided over the past few months.

ADOPTED

Trustee Law also thanked Planner Porter for his help and said that he has developed a deep appreciation for Planner Porter's level of skills that have assisted the Local Trust Committee in their work.

Trustee Law provided an update of BC Ferries matters. He reported that he participated in a telephone meeting of a Union of British Columbia Municipalities committee to strategize on ferry fares and other issues. He stated that there should be an update on the October ferry closure later this month. He reported that BC Ferries has issued a press release highlighting the fact that alcohol consumption is not permissible on the ferries or in terminals which will be distributed at the Buckley Bay Terminal.

Trustee Law reported on his work with the Comox Valley Standing Committee of Homelessness and Housing, stating that the work of that committee is now over and that terms of reference have been drafted for an ongoing task force. He stated that his purpose for being involved with this group was to ensure that the island's voice was heard in this issue and an expression of interest for future involvement may be relevant. There was discussion of the possible continuation of Trustee Law's involvement with the task force. Chair Bell expressed support for his continued participation should he desire to do so and Trustee Law responded that he will address the possibility at the next regularly scheduled Local Trust Committee meeting.

Trustee Hunt reported that he chaired a recent event, Community Action Solutions Together, which provided an opportunity for 16 Hornby Island organizations to collaboratively share information about various successes and challenges that are being experienced. He said that it was a valuable forum and may be held again in November for a full day.

Trustee Law reported that following up on a meeting from last summer, he and Trustee Hunt facilitated a meeting of different organizations on Hornby Island to discuss summer safety issues.

Trustee Hunt asked Planner Zupanec if there was an update on the negotiations with K'omoks Nation. Planner Zupanec stated that she did not have any current information. She said that she would research the matter and would bring an update to a future Local Trust Committee meeting.

7. **CHAIR'S REPORT**

Chair Bell preceded her report by adding her thanks to retiring Island Planner Porter and expressed her appreciation for his help with difficult issues during Planner Zupanec's absence.

Chair Bell reported that the Executive Committee had met twice since the last Local Trust Committee meeting and that business at those meetings included reviewing material for the Islands Trust Council meeting of June 14-16, 2022. She reported that further work included direction to the Chair to write various letters regarding the proposed shipping of oil in the Salish Sea, oil spill response preparedness in the Islands Trust Area and to request Geographic Response Plans for the Islands Trust Areas. She stated that the marine safety strategy work is continuing.

ADOPTED

Chair Bell reported that the Trust Council met on Denman Island June 14-16, 2011. She said that three program sessions were: a presentation by the Denman Island Marine Stewardship Committee, a presentation on carbon credits and a presentation describing two conservation/residential developments on Cortes Island.

Chair Bell stated that the Trust Council selected the six recipients for the 2011 Community Stewardship Awards at the June meeting. She said that the Hornby New Clinic Committee had been selected as one of the recipients and that the award would be presented sometime this summer.

Chair Bell reported that three Natural Area Protection Tax Exemption Program certificates were issued – two to landowners of Hornby Island, which constitute the first two such certificates for the Denman/Hornby area, and a third to a North Pender Island landowner. She said that the two certificates on Hornby are contiguous and will result in a protected area of just under five hectares.

Chair Bell stated that Trust Council also made a number of action decisions including:

- to write to the British Columbia Minister of Transportation and Infrastructure advocating for provincial support to stabilize BC Ferries fares on the minor routes
- to write to the provincial and federal environmental assessment offices expressing concern about the proposed Raven Underground Coal Mine
- to write to BC Hydro requesting better consultation with island communities on the proposed use of smart meters in residential areas on the islands.

Chair Bell advised that the next Executive Committee meeting is tentatively scheduled for July 5, 2011 in Victoria.

8. **DELEGATIONS**

None.

9. **TOWN HALL SESSION**

Chair Bell cautioned members of the public to refrain from speaking to the contents of Bylaws 142 and 143, explaining that the process is now post public hearing.

Mick Mahony said that he attended the Public Hearing last night. He expressed his disappointment with some of the community's comments that he heard at that meeting which he felt were somewhat ill-informed, somewhat paranoid and included personal attacks. He congratulated the Chair on being firm and fair and the Trustees for "turning the other cheek" during the meeting. He encouraged the Local Trust Committee to keep up the good work.

10. APPLICATIONS AND PERMITS

10.1 *HO-SUB-2010.9 (Costello) Draft 946 Covenant*

Planner Zupanec stated that the applicant's lawyers have requested changes to the Covenant and the revised version of the Covenant has been included as a late item in the agenda for discussion.

10.1.1 *Revised HO-SUB-2010.9 (Costello) Draft 946 Covenant*

Planner Zupanec presented the revised draft 946 Covenant for the HO-SUB-2010.9 (Costello) property and identified the changes to the document. She stated that there are changes which indicate that the applicant has acquired a new mortgage in order to pay off funds owed to Islands Trust Council. She stated that Article E has been expanded to articulate all the uses and although it appears to be acceptable, there are technical issues that need to be clarified. She said there are other minor changes such as numbering errors that are being corrected and the new draft Covenant has expanded the language which outlines the five-year expiration of the agreement. She clarified that the statement that "the Owner shall use the New Parcel for only residential use" also includes accessory uses.

Planner Zupanec said that staff will be reviewing the document again with the applicant as well as with Islands Trust legal counsel to confirm that all is in order. She asked for determination as to who will sign the document so that, when ready, it can move forward.

HO-046-2011 It was **MOVED** and **SECONDED** that the Chair of the Hornby Island Local Trust Committee be designated to sign the Section 946 Covenant with Joan Costello once it is finalized.

CARRIED

10.2 *HO-SUB-2010.2 (Tuele) Draft 946 Covenant*

Planner Zupanec stated that the HO-SUB-2010.2 (Tuele) draft 946 Covenant is being presented for Local Trust Committee review and indicated that there have been no concerns with this draft document to report. Planner Zupanec requested a signatory be designated.

HO-047-2011 It was **MOVED** and **SECONDED** that the Chair of the Hornby Island Local Trust Committee be designated the signatory for the Section 946 Covenant regarding the Tuele HO-SUB-2010.2.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 *HO-OCP-2009.2 Vacation Home Rental*

Planner Porter reported that all members of the Local Trust Committee attended the Public Hearing last night and have had an opportunity to review all written submissions that were submitted, other than one which the Chair had not seen. The submission was presented to the Chair who reviewed the document.

Planner Porter provided general observations for consideration arising from the June 28, 2011 Public Hearing:

- In response to comments concerning who should be voting on bylaws, Islands Trust structure and the Executive Committee, he stated that the provincial government has established the Islands Trust structure and it is the duty of the Trustees to fulfill those duties as established.
- Regarding comments that perhaps these bylaws are not needed and self-regulation would be preferred, he commented that the province provides that the Local Trust Committee must work with the community to develop regulations. He said that the current bylaws do not address vacation home rentals and since that is a use raised in the community as desirable the Local Trust Committee must address the issue. He added that the current Official Community Plan addresses vacation home rentals as a home occupation but this is not enacted in the Land Use Bylaw.
- Concerning comments that advocated for no change to the existing bylaw, he said that the existing bylaw does not address vacation home rentals and is silent on the issue, therefore does not permit the use. He said that, as opposed to the comments made at the meeting that this is the opinion of only one lawyer, in fact it is the collective opinion of staff, bylaw enforcement staff and legal counsel.
- The position raised about not changing the existing bylaws puts operators in a difficult position as it means they could not operate and would be subject to enforcement. He suggested that this is not the position that the community was meaning to advocate.
- Regarding comments about permitting vacation home rentals as a home occupation, he said it is important to recognize that this is an option, however staff did not suggest this approach as vacation home rental does not fit the model of home occupation. He said that in a home occupation the owner resides on the property while the operation is undertaken whereas in a vacation home rental the owner leaves to undertake the operation. He said that changing the

ADOPTED

definition of home occupation to allow vacation home rentals might negatively affect other home occupations.

- Concerning comments about limiting the operation to the period of May to September having a negative impact on the local economy, he said that the proposed approach is attempting to allow for vacation home rentals while recognizing the need for management of the residential properties by use of a time restriction. He added that there are other forms of accommodations, resorts and bed and breakfasts that are generally available on Hornby Island during the off season so it is possible for visitors to stay during that time frame. He suggested that some operators may wish to consider operating as a bed and breakfast if they reside on the property.
- Regarding comments made that restrictions on tenting are unnecessary, he said that practical considerations should apply but there needs to be certainty and measurable standards to ensure a manageable level. He suggested that a bylaw enforcement policy might be a useful tool to allow for leeway.
- In response to concerns of regulating the number of beds and bedrooms, he said that this provides certainty to operators and to the Islands Trust. He added that the numbers proposed are equivalent to those provided for in bed and breakfast operation regulations and that the community has provided input about what it feels is appropriate for those. He said that if, over time, there is reason to change these limits that vacation home rental and bed and breakfast levels should both be examined.

Discussion ensued about the post public hearing process and what comments and correspondence may be considered in deliberations.

11.1.1 Public Hearing Submissions

There was discussion about the possibility of responding to misunderstandings that became evident in some of the public hearing submissions and it was determined that input from public hearings is received but generally not responded to. Planner Porter suggested that after the process is concluded a communications event might be planned as a useful tool to help correct misunderstandings.

Chair Bell invited comments from the Trustees in response to the Public Hearing prior to moving into discussion to determine if action will be taken on the bylaws at this meeting.

Trustee Hunt said that he was surprised by the general tone of the Public Hearing given the amount of time spent in community consultation and previous feedback that had suggested that this approach would be well accepted. He said this underscores how important the communication aspect is and the complex

ADOPTED

nature of the issue. Overall, he said that he was struck by comments asking why the amendments are being proposed, when the two primary issues he indicated needed to be addressed when he ran for Trustee in the 2008 election were updating the Official Community Plan/Land Use Bylaws and Vacation Home Rentals and that he interpreted his election to be supportive of those work programs.

Trustee Hunt stated that the number of people who have commented demonstrates how important the issue is to the community, both to those who benefit financially and for the visitors. He added that vacation home rentals need to be addressed in the Land Use Bylaw as not doing so would leave operators conducting an operation that is not a permitted use. He addressed the expressed concern and misconception that this proposal is being driven by the Executive Committee, stating that there is a need to recognize that the desire has been to create a “made on Hornby” solution and that this approach is a locally produced proposal, addressing Hornby’s needs and addressing them as fairly as possible.

Trustee Law noted that some people at the Public Hearing had not been involved previously and that this was the first opportunity for them to express their perspectives. He said that some stated they would like to leave things the way they are, however, that would not achieve their objective because it is not a permitted use according to the advice the Local Trust Committee has been given. He stated that there is a need to provide clarity that this is a well-established activity that is generally supported by the community and said that he is not comfortable that an activity, as such, is not supported by the Hornby Island legislation.

Trustee Law said that he has heard concerns, however believes that the best way to achieve the goal that is desired is to proceed with the proposed bylaws which are intended to implement the spirit of the Official Community Plan (OCP) by allowing the vacation home rental use. He said that his personal goal has been to find a way to permit vacation home rental use that is similar to bed and breakfast regulations, balancing all the various interests and concerns. He said that as a measure to provide some comfort to those with concerns about over-regulation, he would like to suggest some changes to the proposed regulations and to consider adding a new policy in the OCP that identifies a need to review the regulations in a specified time.

Trustee Hunt said that the Local Trust Committee has been doing due diligence to meet statutory requirements and to address concerns heard over the years to stop the worst case scenarios. He said that even though there are some who are

ADOPTED

unhappy with the proposed bylaws, he feels that it is on the right track and it needs to be remembered that there may be some who have concerns with vacation home use that have not expressed their views.

Chair Bell agreed that the disappointing tone and personal attacks at the Public Hearing were unfortunate. She said that the Local Trust Committee has heard from many people and has heard that there is a need to address the situation. She stated that there are inconsistencies between the Official Community Plan and Land Use Bylaw on vacation home rental use, that the Trustees have an obligation and that now is the time to provide leadership.

Chair Bell noted that of the 33 people who attended the Public Hearing, very few addressed the bylaw and there was a relatively small number who had concerns about the specifics of the proposed bylaws with some of those participating expressing appreciation for the work that has been done. She said that she concluded that this did not represent a groundswell against the proposal but rather demonstrated that the concerns were more with the process. She stated that concerns that were expressed about limiting vacation home rental accommodations to the May to September time period did not recognize that other options are available to visitors who wish to visit in the off season.

Chair Bell expressed disappointment with the comments that were made about the process being an Executive Committee, top-down directive. She reiterated that bylaws need to be consistent with the objectives of the Islands Trust which are expanded and interpreted by the Policy Statement. She said that she is sorry that more people did not attend the meeting, but that it was the responsibility of the Local Trust Committee to consider the comments and submissions that they did receive.

Trustee Law said that he wanted it to be clear that the Local Trust Committee has never received any comments or direction from the Executive Committee as to how to approach this issue. He stated that there had been consultation with the community early in the term regarding issues to address in the Official Community Plan review and reported that the responses requesting the consideration of the subject of vacation home rentals had been high, providing a mandate to work on the issue. He said that it has been a difficult but important issue to resolve in order to provide clarity and certainty to the community.

General discussion followed on standards for advertising public hearings.

ADOPTED

- 11.2 *Correspondence dated June 13, 2011 from Michelle Easterly regarding Hornby Island Resort Ltd. Rezoning Application*

Received.

Chair Bell recessed the meeting at 12:02 pm. The meeting was reconvened at 12:10 pm.

The Local Trust Committee decided to consider agenda item 14 Bylaws at this time.

14. **BYLAWS**

- 14.1 *Proposed Bylaw No. 142 cited as "Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No 1 2011."*

Trustee Law suggested that there be a specific review time frame added to the proposed bylaw and recommended a five-year benchmark. There was general discussion about that possibility and it was determined that it would be beneficial to include a new policy with this intention.

- HO-048-2011** It was **MOVED** and **SECONDED** that proposed Bylaw 142 be amended by inserting a new Policy 6.5.3.9 in Section 4 Schedule A as follows "The Local Trust Committee should consider reviewing with the community the regulations for vacation home rentals after they have been in place for five years."

CARRIED

Trustee Law noted that as this is a new set of regulatory conditions and there is some uncertainty in the community, it will be valuable to review how it is working after implementation.

There was general discussion of Policy 6.5.3.8 in response to the public comments received and it was determined that simplification of the policy in order to focus on the intent would be beneficial.

- HO-049-2011** It was **MOVED** and **SECONDED** that Policy 6.5.3.8 of Section 4 Schedule A of proposed Bylaw 142 be amended by deleting the second sentence in the policy.

CARRIED

There was discussion of Policy 6.5.3.2 e) in response to comments heard at the Public Hearing and Trustee Law suggested that expanding the terminology to ensure the retention of general residential ambiance might be useful. It was also noted that the phrase short-term vacation rental was not consistent with current terminology.

ADOPTED

HO-050-2011 It was **MOVED** and **SECONDED** that Policy 6.5.3.2 e) of Section 4 Schedule A of proposed Bylaw 142 be amended by inserting “and character” after “appearance” and replacing “short-term rental unit” with “vacation home rental use”. **CARRIED**

14.2 *Proposed Bylaw No. 143 cited as “Hornby Island Land Use Bylaw 86, 1993, Amendment No. 1 2011”*

The Local Trust Committee discussed regulation 1.b.i.3.2.15 which prohibits overnight accommodation in tents in response to comments made at the Public Hearing. Trustee Law suggested adding text attempting to capture the fact that numerous tents and trailers are not desired but that if a child staying with a family in a vacation home rental wishes to sleep in a tent that it would be allowed. The implications of this suggestion were considered.

HO-051-2011 It was **MOVED** and **SECONDED** that regulation 1.b.i.3.2.15 of proposed Bylaw 143 be amended by adding “other than one tent used by persons for whom accommodation is provided within a dwelling unit during the vacation home rental use”.

There was discussion on the motion.

Trustee Hunt questioned if allowing more than one tent might be acceptable.

Chair Bell noted that tents have been implicated in concerns raised by the community so she would not be supportive of allowing multiple tents in the bylaw. She suggested that perhaps this issue could be considered with the five-year review.

Trustee Law advised that this resolution is attempting to address community concerns that the proposed bylaw constitutes over-regulation of an activity.

Planner Porter suggested that enforcement of this proposal would be hard to accomplish and observed that enforcement of one tent being allowed would be relatively easy however if it must be determined who is in the tent, the amendment might create difficulty and additional costs.

Trustee Hunt replied that as worded, this proposal would not be encouraging recreational tenting activity.

Chair Bell stated that it is necessary to look at the implications of the regulations and acknowledge that bylaws will not be acceptable to everyone.

HO-052-2011 It was **MOVED** and **SECONDED** that the resolution be laid on the table. **CARRIED**

There was discussion of possible additional changes to the proposed bylaw amendments in response to community input.

ADOPTED

Trustee Law suggested a possible change to proposed regulation 3.23.1, which permits vacation home rental use from May to September, in order to allow more flexibility. General discussion ensued including associated enforcement challenges.

Chair Bell commented that an option for those who wish to operate legitimately during the off season would be to apply for a Temporary Use Permit. She added that there are resorts and bed and breakfast operations which operate during the off season, providing accommodations for visitors. She commented that vacation home rentals represent a commercial use in residential areas and that having seven months of residential use is important.

Planner Porter added that the current proposed regulation creates certainty to neighbouring residents as to which months the vacation home rentals will be in operation.

Trustee Hunt stated that there is a need from time to time during the off season but he would expect that the commercial operators and bed and breakfast operations could provide adequate accommodations so while this is sensitive, he does not believe that it discourages visitors to Hornby in the off season.

Trustee Law said that he appreciates the discussion as he felt the responsibility to examine the possibility and added that perhaps it can be revisited in the future after the new regulations have been in effect for some period of time.

Discussion followed on the proposed sign requirements with Trustee Law observing that signage is useful on small lots but may not be as relevant on large properties. Discussion included the purpose of the signs, possible appearance of inequity as some properties would require a sign and others would not, the uncertainty as to how many properties this would affect, and the preference to enact a regulation that is easy to manage.

Trustee Law said that he has not heard a significant number of comments on this issue and did want to discuss the possible change however was willing to accept the regulation as currently proposed.

Trustee Hunt proposed changing the text of regulation 3.23.2 to clarify the intent.

HO-053-2011 It was **MOVED** and **SECONDED** that regulation 3.23.2 of Section 1.b.ii of Schedule 1 of proposed Bylaw 143 be replaced with the following "During a period of seven (7) consecutive days a dwelling unit may be occupied by only one group of paying guests."

CARRIED

HO-054-2011 It was **MOVED** and **SECONDED** that resolution **HO-051-2011** be taken from the table.

CARRIED

ADOPTED

Planner Porter stated that he considered changing the proposed amendment to be unwise on a technical level. Planner Zupanec suggested that a bylaw enforcement policy might be an approach to address the issue rather than changing the proposed amendment.

Trustee Hunt stated that the main intent was to provide some comfort to people whose children want to stay in tents and to address over-regulation criticism however stated that perhaps bylaw enforcement policy would be the preferred way to approach the issue.

Chair Bell said she would like this Local Trust Committee to address a bylaw enforcement policy concerning vacation home rentals and asked what the timing might be for that to occur.

Planner Zupanec stated that generally after adoption of a proposed bylaw amendment that the Bylaw Enforcement Policy would become the number one priority.

The vote was called on Resolution HO-051-2011.

HO-051-2011 It was **MOVED** and **SECONDED** that regulation 1.b.i.3.2.15 of proposed Bylaw 143 be amended by adding "other than one tent used by persons for whom accommodation is provided within a dwelling unit during the vacation home rental use".

FAILED
The vote was unanimous

Trustee Law proposed suggestions for a Bylaw Enforcement Policy for vacation home rentals and it was the consensus that this might be an important way to address some of the concerns that are being heard from the community.

The process of discussion of the proposed Bylaw Enforcement Policy, post public hearing, was considered and Planner Zupanec stated it might be preferable for her to prepare a communication strategy with Bylaw Enforcement Coordinator Drew which can be presented if/when the bylaws are adopted.

Chair Bell suggested that the Local Trust Committee take this advice and that the proposed Bylaw Enforcement Policy be brought back for consideration when the two bylaws are considered for final adoption.

HO-055-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 142 cited as "Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No 1 2011" be read a second time as amended.

CARRIED

Trustee Hunt commented that this has been a lengthy process that has involved a lot of discussion and staff reports and reflects the importance of the issue in the Hornby community both from the point of view of those wishing to rent their homes on an occasional basis, the community having rental homes in

ADOPTED

their neighbourhoods, and visitors being able to enjoy the accommodations that are made available. He said that balancing the different viewpoints has been a difficult process as they have often been in conflict. He commented that he hopes that this proposed amended bylaw reflects the discussions and the importance to the community of vacation home rentals. He offered his thanks to Trustee Law and Chair Bell for their guidance through this challenging process and to staff for their assistance.

Trustee Law stated that it has not been easy to find a framework that addresses the relationship that Hornby has with vacation home rentals and that takes into account all the perspectives, issues and consequences that need to be considered. He said that he believes that all options that can be taken have been examined thoroughly and that the one that is fair and balanced and reflects the short-term needs of the community has been taken.

HO-056-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 142 cited as “Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No 1 2011” be read a third time.

CARRIED

HO-057-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 142 cited as “Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No 1 2011” be submitted to the Secretary of Islands Trust for consideration of approval by the Executive Committee.

CARRIED

HO-058-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 142 cited as “Hornby Island Official Community Plan Bylaw No.104, 2002, Amendment No 1 2011” be submitted to the Minister of Community, Sport and Cultural Development for approval.

CARRIED

HO-059-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 143 cited as “Hornby Island Land Use Bylaw 86, 1993, Amendment No. 1 2011” be read a second time as amended.

CARRIED

HO-060-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 143 cited as “Hornby Island Land Use Bylaw 86, 1993, Amendment No. 1 2011” be read a third time.

CARRIED

HO-061-2011 It was **MOVED** and **SECONDED** that proposed Bylaw No. 143 cited as “Hornby Island Land Use Bylaw 86, 1993, Amendment No. 1 2011” be submitted to the Secretary of Islands Trust for consideration of approval by the Executive Committee.

CARRIED

12. REPORTS

12.1 *Islands Trust Council - Strategic Plan 2008 - 2011*

Chair Bell asked if there were any comments on the Islands Trust Council Strategic Plan. Trustee Law commented that it was as a result of reviewing this plan that he had thought that it would be appropriate to discuss the Riparian Area Regulations on Hornby Program in today's meeting agenda.

12.2 *Work Program Reports Top Priorities Report and Projects List Report dated June 21, 2011*

Planner Zupanec presented the Top Priorities Report and Projects List Report stating that there were no changes in the report.

Trustee Law suggested that when the Riparian Area Regulations are discussed, it can be determined how it may apply to this report.

12.3 *Applications Log Report dated June 21, 2011*

Planner Zupanec summarized the Applications Log and provided an update on the Downes Point Agricultural Land Reserve application stating that it has received Agricultural Land Commission approval.

12.4 *Trustee and Local Expenses*

12.4.1 *Expenses posted to May 19, 2011*

There were no comments.

12.4.2 *Expenses posted to June 20, 2011*

Trustee Law noted that the Trustee Expenses were high, most likely due to attendance of the Community Information Meetings in Vancouver and Victoria.

Planner Porter affirmed that at a prior Local Trust Committee meeting it had been resolved that all vacation home rental expenses were to be debited to the Official Community Plan/Land Use Bylaw expense account and that this had been discussed with the Finance Officer.

13. NEW BUSINESS

13.1 *Riparian Area Regulations*

Trustee Law presented a Preliminary Information Report on Fish-bearing Creeks on Hornby Island that he had prepared as a starting point for discussion. The information provides mapping from The Habitat Atlas of the Comox Valley Regional District and GPS mapping of Beulah Creek by a local resident in the absence of watershed mapping. The information also includes

local knowledge of fish-bearing creeks and possible riparian areas and he stated that he would like to connect the community and local knowledge with the process from the beginning. There was discussion of how this might be accomplished.

Chair Bell stated that the Riparian Areas Regulation work involves both potentially fish bearing and fish bearing water courses and suggested that a staff report might be of assistance to the Local Trust Committee. Planner Zupanec said that the process of how to address applications is currently being determined and she offered to bring information to a future meeting for clarity.

13.2 *Term Review*

Trustee Hunt said that it had been suggested that a Term Review would be of benefit to indicate to the community and future Trustees what has been accomplished during the term. He asked for clarification as to structure and procedure to produce this review.

Planner Zupanec stated that it is standard practice at the end of term for staff to complete a Term Review Staff Report in October.

Trustee Law suggested that input from the Trustees would be useful and that the review might include other activities that the Trustees have been engaged in as well.

13.3 *Climate Change Communications*

Trustee Law said that he and Trustee Hunt have created communication outline material and have been seeking the right forum to present it. He suggested it might be a good idea to work together with other organizations to create a focus.

Trustee Hunt noted that September 24, 2011 has been identified as a date for Moving Planet, a rally for solutions to climate change, and that it might be an appropriate time to present the material.

Design assistance and funding possibilities were discussed.

13.4 *Bylaw Referral - Executive Islands Area Bylaw Nos. 27 (Official Community Plan) and 28 (Land Use bylaw)*

Chair Bell provided introductory remarks on this process. She stated that she noticed that both zones W1 (Marine General) and W2 (Marine Protection) allow shellfish aquaculture and that she will ask the Executive Committee to review that permitted use. She said that she will be suggesting that aquaculture not be included as a permitted use in areas outside of the existing shellfish tenures.

Trustee Hunt requested clarification of item 3.2 Prohibited in All Zones item (14) Short-term vacation accommodation.

ADOPTED

Chair Bell responded that this item will be corrected as there is, in fact, an established short-term vacation accommodation on South Winchelsea Island.

Chair Bell requested advice from the Island Planner as to whether interests of the Hornby Island Local Trust Committee are affected by the draft Official Community Plan and Land Use Bylaw for the Executive Islands Area. Planner Zupanec replied that she does not believe they are.

HO-062-2011 It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee request staff to indicate that the interests of the Hornby Island Local Trust Committee are unaffected by the draft Official Community Plan and Land Use Bylaw for the Executive Islands Area.

CARRIED

13.5 *Summer Residents Meeting*

Trustee Law said it is usual to have a Summer Residents Meeting that can address many topics and that it is appreciated by the community. It was agreed that this meeting would be held and Planner Zupanec said that she will research venues for the meeting.

Chair Bell advised caution regarding any discussion of the post public hearing bylaws at that meeting.

13.6 *Community Stewardship Awards*

Planning for the presentation of the Community Stewardship Award that will occur on August 3, 2011 was discussed included the agenda, invitations and advertising of the presentation.

The Local Trust Committee requested staff to amend the August 3, 2011 agenda so that the Trustees' Report and Chair's Report follow the Approval of Agenda and then were followed by the presentation of the Community Stewardship Award.

15. **ISLANDS TRUST WEBSITE**

15.1 *Hornby Page*

The following changes were requested for the Hornby page of the Islands Trust website:

- post the amended proposed Bylaws 142 and 143 once they have been amended
- post in the Latest News section the Community Stewardship Award presentation which will occur at 12:30 pm on August 3rd

16. NEXT MEETING DATE

The next business meeting will take place on Wednesday, August 3, 2011 at 12:15 pm in New Horizons, 1765 Sollans, Hornby Island, British Columbia.

Planner Zupanec advised that she will not be at the meeting and Chair Bell will ask the Regional Planning Manager to attend.

There will be a Summer Residents Meeting which is tentatively scheduled for August 7, 2011 from 10:00 am to 12:00 pm with the venue to be announced.

Trustee Law stated that it might be useful for one or both of the Local Trustees to attend the Executive Committee meeting to answer questions or provide information on proposed Bylaws 142 and 143 and Chair Bell agreed. Trustee Hunt will send an email expressing interest in attending and requesting the date for the meeting.

17. ADJOURNMENT

Chair Bell adjourned the meeting at 3:39 pm.

Minute Taker

Chair



Follow Up Action Report w/ Target Date

**Hornby Island
Dec-15-2010**

No.	Activity	Responsibility	Target Date	Status
10	GHG and RAR Budgets - proposed Climate Change pamphlet to be considered and staff asked upon completion of draft to contract for formatting and printing of pamphlet. RAR budget to be reconsidered at next LTC meeting.	Chris Jackson		On Going

Feb-18-2011

No.	Activity	Responsibility	Target Date	Status
7	Meeting with K'omoks Nation - Hornby LTC agrees that a meeting with KFN should be held in coordination with Denman LTC in June or September on Denman Island; that Denman and Hornby LTCs share the costs; that the meeting be posted and held as joint LTC meetings; that the public are allowed to attend to view; that food be provided to LTCs and KFN; and that a gift be considered for KFN. Staff asked to further explore arrangements.	Courtney Campbell Sonja Zupanec		On Going

Mar-23-2011

No.	Activity	Responsibility	Target Date	Status
3	A resolution that no enforcement be carried out on vacation home rentals for the rest of this term unless a new vacation home rental enforcement policy is adopted was tabled.	Miles Drew Brodie Porter		On Going

Jun-01-2011

No.	Activity	Responsibility	Target Date	Status

1 HO-OC-2009.1 (OCP and LUB review project)

Sonja Zupanec

On Going

Resolution: Request staff to flag the following issues arising from the Islands Trust Food Security report for the OCP/LUB review: farm worker housing; amenity zoning policy; community food storage facilities; shared equipment storage facilities.

Resolution (2010):LTC expresses interest in Toby Islet, Norris Rocks and Flora Islet being rezoned from Rural Residential to Park as part of the OCP and LUB review process and request staff to prepare a report on the conservation values of the islets and to consult with their owners. Consider Ron McMurtrie's comments regarding septic fields expressed in his Oct 17, 2010 email when drafting the proposed LUB.

Jun-29-2011

No.	Activity	Responsibility	Target Date	Status
1	September 21 HOLTC agenda to be changed to have Stewardship Awards right after Chair/Trustee Reports. Add 'Community Stewardship Awards Presentation' and info to website under latest news.	Becky McErlean Sonja Zupanec	Sep-21-2011	Done

Aug-03-2011

No.	Activity	Responsibility	Target Date	Status
1	Proposed Bylaw No. 141 cited as Hornby Island Land Use Bylaw No. 86, Amendment No. 1, 2010 adopted.	Jacquie Hill	Aug-19-2011	Done



Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone **250. 247-2063** FAX: 250. 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date September 9, 2011

File Number HO/09-C

To Gambier Island Local Trust Committee

From Sonja Zupanec, Island Planner

Re Budget for 2012-2013

Deadlines to submit budget requests to support Local Trust Committee (LTC) work programs in fiscal year 2012-13 are approaching. Budget requests need to be forwarded to the Director of Local Planning Services by the end of September for submission to the Financial Planning Committee (FPC) in October.

To assist with LUB and program budget request submissions, the table below summarizes a suggested cost for the next three fiscal years based on items currently identified in the Work Program. If there are items that the LTC does not anticipate proceeding with in the 2012-13 fiscal year please indicate that they should be removed from the budget request. If the LTC has additional work that it anticipates proceeding with next year, it should identify it by resolution and include the item on the Work Program.

The mapping of RAR streams is a necessary step towards becoming compliant with the Riparian Areas Regulation and is, in the opinion of staff, one of the highest budget priority for the 2012-13 fiscal year. It is highly recommended that the mapping and any subsequent work is undertaken, and initial work for the remainder of the 2011 budget year can be undertaken using the \$5,000 allocated for this purpose.

The Chair of FPC has requested that all LTC-specific budget requests be supported by LTC resolution and inclusion of the item on the Work Program where relevant.

Recommended resolution:

THAT the Hornby Island Local Trust Committee submits the following budget request for the 2012-13 fiscal:

1. Hornby Island OCP and Land Use Bylaw Review in the amount of \$8,000
2. Riparian Areas Regulation implementation in the amount of \$15,000

Work Program Item	Tasks	2012-13	2013-14	2014-15
1 Vacation Home Rental Regulations Review	Will be complete in this fiscal	0	0	0
2 OCP and LUB review	Consultation and Public Hearing	8,000	0	0
3 Riparian Areas Regulation Compliance	Mapping Consultation, Public Hearing	15,000	0	0

Copy: Chris Jackson, Regional Planning Manager

Sonja Zupanec

From: James Currie <jacurrie@telus.net>
Sent: August-24-11 4:09 PM
To: Sonja Zupanec
Subject: Hornby Island



Regarding the proposed development at the Thatch, on Hornby Island. I have just been reading the correspondence regarding this development, and must question some of your statements.

This is essentially a high density development in a picturesque waterfront location. No doubt it will generate considerable revenue for the developer, any benefit to the island is so vague that it can be ignored. However, I would point out that the entire reason for the existence of the Islands Trust is to preserve and protect the Islands for the people of British Columbia. In this case a developer has simply followed the route of maximum profit, and been allowed to do so. There are various stages which presumably have been followed, but you must be aware that most people do not understand the convoluted process being taken, and are now being told that it is too late to do anything.

In your attitude you are completely wrong. You suggest, incorrectly, that the Minister cannot interfere. Be realistic, direct approaches to a Minister can always achieve results if the Minister's office consider it expedient, and they will simply take whatever steps necessary to eliminate the concept if they consider it politically beneficial, whether you like it or not. Under the Islands Trust Act you should have blocked the proposal at the beginning, but for some reason chose not to do so, and are now stuck with a major development at the gateway to the island. Looking at the Act, I could only class this as a disaster, and recommend that you stop looking for cover and do what should have been done in the first place – block the development. I am sure that the fine print will contain support for this action. If not, then you can certainly look forward to the Minister's office receiving letters on the subject, and you will be enlightened on your thinking that the Minister cannot interfere.

J.C. Currie

Sonja Zupanec

From: John Ross <hornbyross@hotmail.com>
Sent: August-05-11 10:22 AM
To: Fred Hunt; Tony Law; Louise Bell
Cc: Sonja Zupanec
Subject: mtg



Hi,
I just wanted to send a quick note to say thanks for all your help and apologize for the behavior of a select few islanders at the last meeting. You didn't deserve that. There is a process in place, and it was followed.

I have since talked to a couple of my neighbors and they have apologized to me, saying that they were coerced into the whole affair and they are satisfied with the process and will not take this any further. There is still one that I have to talk to, who is concerned with water, and I will put some figures on paper and discuss it with him. I also want to assure him that I do not want to run out of water or affect their water in any way.

Again, thanks.
John

Sonja Zupanec

From: barb smith <brab2002@hotmail.com>
Sent: August-03-11 5:56 PM
To: Sonja Zupanec
Subject: hornby island condos



hi - i haven't attended any of the meetings about the hornby islands condos that are going to be built at the now standing hornby island resort but i feel i have to write to you about my thoughts as a person who has lived in this community since 1986, and have been a land owner since 1972 . i understand that is is a commercial zoned area and john ross is within his legal rights to do what he wants to do there BUT hornby island prides itself in being a close knit community and this is where the morality of things comes in. ive worked for john in the past and my daughter presently works for him. he is pleasant enough but i dont think johns heart is in the community . he may or may not leave our community once or if he sells . he has been so busy with these plans that he hasnt been running the pub with community in mind, or anyone for that matter. it has become very run down in this process . some members of the community and or others tried to buy it and run it a few years back as you know and ended up losing a great deal of money. these people were trying to re-make it a community place to enjoy. a terrible shame. now if this goes through (or maybe it already has) it doesnt feel like we (the community) matter at all. i hear there will be no public laundromat or showers . both these have been wonderful for the residents and visitors , and will be a great hardship to loose it. i for one use the laundromat a lot and will miss it terribly. money isn't everything. i wish john could see it in his conscience to remember his fellow community members whether he leaves the island or not, he has been a major part of hornby for many years and i hope it does not end this way. thanks for listening - barb smith brab2002@hotmail.com

Open letter to the Hornby Community, Gulf Islanders and the Islands Trust

AUGUST 3rd

Last Chance To Stop The Rubber Stamping Of A 15 Unit
"Condo" Development And Vacation Rental Complex On
Hornby Island



WHAT YOU CAN DO

1. Get informed. View the development proposal at the Thatch Pub.
2. Get in touch with the off-island developers behind this investment project.
3. Ask your Trust representatives why this project's requested next public hearing, anticipated by many Hornby residents, was waived by the Islands Trust.
4. Ask your Trust representatives why Proposed Bylaw 141 was considered by the Islands Trust Executive Committee on July 5, 2011 and approved without further public input.
5. Ask your Trust representatives why final reading and adoption of this development plan is scheduled to be made on August 3 with no further public input.
6. Add your name to this letter to the Islands Trust. Call Michelle Easterly at 250-335-0908 or email her at: <mailto:mishae@uniserve.com>
7. Send emails or fax Island Trust Planner Sonja Zupanec requesting that a Town Hall regarding this development plan be put on the agenda of the August 3rd Trust business meeting:

Sonja Zupanec Island Planner: szupanec@islandstrust.bc.ca
Phone: 250-247-2211 Toll free: 1-800-663-7867 Fax: 250-247-7514

Many Hornby residents believed that by allowing developers to profit from the sale of 15 strata-titled "condos", the Pub as we've known it would continue to benefit our community. Most Hornby Islanders do not realize that under Bylaw 141, the existing Thatch Pub and Restaurant can be replaced and downsized from their existing 300 seats to as few as 50.

It now appears that, despite their stipulations, the Islands Trust has no ability to ensure the pub will continue to serve the public. In these harsh economic times, with so many similar developments failing, what happens if the existing pub is torn down and the developers are unable to raise enough money to complete this project?

What will Hornby Island residents gain from this high-risk, high-density commercial development now in the process of being rubber-stamped by the Islands Trust?

Under Bylaw 141, this property can be "flipped" and the amended high-density, 15 condos zoning will transfer to new owners, who may have no regard for our community.
[<http://www.islandstrust.bc.ca/ltc/ho/pdf/hobylamendlub0141.pdf>]



Too few islanders realize that the Hornby Island Resort is a Trojan horse offering condominiums sold as investment opportunities to owners who can “put their unit into a rental pool [to] allow the owners to receive rental money.”

Under the new Bylaw 141, each unit can be separated into hotel-like rooms with their own bathroom, and these rooms sublet by their new owners for periods up to four weeks. How does this benefit the majority of Hornby Islanders?

To trade campsites used for a few days each year with 15, 1,000 sq.-ft. condos – each equipped with up to 3 bedrooms and 3 bathrooms, plus a full kitchen with dishwasher, clothes washer and dryer is so absurd as to be beyond belief. Such a trade also sets a precedent.

Where will the water come from to refill the cisterns supplying these units? Can the sewage from 15 condos, with as many as 45 bathrooms, plus pub and restaurant be adequately processed on this beachfront site?

The Trust contends that this proposal has been in public view for two years, and has “general community support”.

We point out that this project has had one public information meeting, during which the original plans were put on view two years ago. These drawings have subsequently been physically displayed, not at the co-op or other central location, but only inside the Thatch Pub, which is not frequented by all Hornby residents.

We question a process in which our existing pub was held hostage to passage of a development plan we now learn includes a strata-title complex that allows short-term rentals – a fact little known in this community.

The Trust says that raising these issues now regarding their “done deal” violates protocol. We question a process in which our request for a second formal Public Hearing was “waived” by the Islands Trust, who instead went ahead with the proposal’s third reading at a little-publicised Denman Island meeting held on a summer workday. (At that time, the Trust amended the bylaw to make the Pub the primary use of this proposed development – with as few as 50 seats.)

In this time of Peak Oil, climate and economic uncertainties, we further question the appropriateness, financial viability and ecological sustainability of what is essentially an apartment complex at the gateway to Hornby Island. We favour appropriate development with less density, together with a more sensitive and appropriate use of this unique site – rather than an “investment opportunity” for off-island developers.

Island residents have not been fully informed of this project and its ramifications. Before final reading and passage of Bylaw 141, we want this development plan placed on the agenda and a Town Hall called at the upcoming August 3rd local Trust Committee business meeting.

We particularly require full public disclosure and input – including an island-wide referendum on a little-known development plan. After all, the Trust’s mandate is to “preserve and protect” the Gulf Islands from inappropriate land development, and to reduce the impact of high-density developments on our community and our shared environment.

Yours Truly,
Concerned Residents of Hornby Island

For updates, click the “No Condos” button at willthomasonline.net

Signatories - please email mishae@uniserve.com to add your name!

Naho Harada, James Glass, Michelle Easterly, Russell Prediger, Will Thomas, Jack and Sharon Eby, Janet Morgan, Anna Ayles, Brent Plaunt, C. Snowden, Doreen and John Cooper, Steve Salter, Eric and Enid Kovits, Tina Walker, Nick and Sandra Ketchum, Robyn De Lavis, Rod Rogers, Oliver Divcic, Sarah Mc Kerlich, Joseph Kuit, Herman and Brenda Kovits, Andrea Henderson, Scott and Carolyn Carlyle, Thomas Arthur Moulton, Joanne Woehrl, Jake Banky, Kathy Banky, Julie and Al McLure, Van and Evie Gale, Gord Bateman and Suzanne Rhodes, Barbara and Joe Rietkerk, Yoko and Jim Nishimura, Alisyn Campbell and John Wells, Diane Smith, Chelsea Moulton, Elena Feder, Robson Moulton, Peter Mason, Cathy McElroy, Dean and Ruth Lapointe, Jean-Pierre Lapointe, Brian and Steve Kittleson, Dale and Peggy Devost, Deb Wyndham, Rowan Helliwell, Aaron Pitt, Len and Chris Olsen, Michael Outhwaite, Jade Wilson, Gyrithe and Glenn Startup, Tim Wyndham (less density), Benno and Jane Ann Warkentin, Michael Hornsby, Robert and Amanda Nixon, Jim Griffin, Steve Tovell, Carol Jones, Erin Wallace, Ron Baker, Melody Thompson, Celeste Thompson, Kim Fagerlund, Lesley Robertson and John Sharpe, Jane Talbot, Stepan Vanicek, James Cumew, Peter Cloud Panjoyah, Kimberly Orr, Melanie Orr, Pat Wishart and Louie Le Forte, Pam Gordon, Robert Johnson, Ron and Karen Doucette, Melanie Groper, Betty Fairbanks, Ann Nagle, Joy Reeves, Danielle Hatton, Eric Allen Montgomery, Vera Ronningen, Eva Arros, Elke Rosendahl, Bee Wolf Ray, Mark Jensen, Erica Mc Naught, Jenna Carter, Stephane Desjardins, Annabelle and Jim Kirkland, Tom Knott, Alisa Aiken, Ken Abbey, Kurt Morrison, Curt Neustaedter, Norm Smith, Cathie Howard, Joe Ottman, Michael Hills, Matthew Hall, (Visitor from Bowen), Rob McCreary, Mark Lefroy, Katy Crawford

CONTACT:

Sonja Zupanec

Island Planner (Gambier and Hornby Island Local Trust Committees)
700 North Road Gabriola Island, BC V0R 1X3

Phone:

250-247-2211

(Toll free via Enquire BC)

Vancouver

604-660-2421

Elsewhere in BC

1-800-663-7867

Fax:

250-247-7514

Email Sonja Zupanec:

szupanec@islandstrust.bc.ca

To add your name to those opposing this development in its present form and to post your comments, please contact:

Coordinator Michelle Easterly 250-335-0908 <mailto:mishae@uniserve.com>

Kindly let us know if we can publish your comments.
Thank you.

Sonja Zupanec

From: Tania Hale <taniahale1@yahoo.ca>
Sent: July-28-11 9:27 PM
To: Sonja Zupanec
Subject: Thatch Resort Hornby Island



To the Islands Trust Staff:

I want to express my disagreement to the amendment of the bylaw that will allow for the Thatch's development of 15 condo units.

While I do not begrudge the owners some return on their investment i do think 15 units is excessive and hugely at odds with the allowable density guidelines here.

The concept of time share condos is so out of line with the character of our island why are we even entertaining the idea?

This kind of development does not enhance or benefit the community in any way, it merely puts money in the owners' pockets. There is no shortage of rental units on the island for the summer months. In fact there are already too many. In the big picture here there is no need to build more.

How does it benefit anyone other than the owners? I see no guarantee that they will use island contractors/labour to build the new units. As far as employment at the pub is concerned- of the 30 jobs he claims it creates I don't think more than two or three locals work there - the majority of them are off-islanders.

The carrot John holds out to us is that he will build a new pub. Where is the guarantee that he will keep it open more than the two gravy months of the year? if at all?

The biggest fear I hear expressed is that this new resort will set a precedent for the next greedy person to capitalize on our precious island.

Islands Trust - your mandate is to preserve and protect. What are you preserving here? Whom are you protecting?

Sincerely, Tania Hale.

Sonja Zupanec

From: ketchum.nick@gmail.com
Sent: July-28-11 11:50 AM
To: Sonja Zupanec
Subject: Bylaw 141 - Hornby Island



Dear Ms. Zupanec:

I am writing to request that the Islands Trust ensure that all residents of Hornby Island have a full opportunity to review and comment upon the condo development proposed for the Thatch Pub area. It is my understanding that the bylaw approving this exception to the official plan will be discussed at the Trust business meeting on August 3. In my opinion, this proposal should not be approved without a full opportunity for public input. Up until now, the details of the condo development and its implications for the future of Hornby Island have not been made easily available to all Islanders. The Trust now has the opportunity to correct this and to ensure that members of the the public can give their views on a project which could have long-term implications for the future of Hornby Island.

I am not a permanent resident of the Island but have been a resident here for the past month and my daughter works here.

In my view, the condo development should not be approved. However, it is more important that the decision not be made until the Trust has heard from permanent residents. That can only be done if the plan is placed on the agenda of a public meeting.

Please keep me informed on the Trust's decisions on this issue.

Yours,

Nick Ketchum

Sent from my BlackBerry device on the Rogers Wireless Network

Sonja Zupanec

From: 4816 <4816@telus.net>
Sent: July-24-11 3:42 PM
To: Sonja Zupanec
Cc: John & Doreen Cooper; Van & Evie Gale; Dean & Ruth Lapointe; Diane Salter
Subject: The Thatch Proposal - New Information
Attachments: The Thatch Development-July2011.pdf

Dear Ms Zupanec,

I realise that most of the owners and residents on the Spit have been in touch with you expressing their concern over the density of the Thatch proposal and its possible effect on our water supply. The attached letter offers some new information with regard to this matter and I would appreciate it if you would review its contents and get in touch with me.

Yours truly,

John A R Cooper, P.Eng.

email: 4816@telus.net

tel & fax: 250-335-2112

cell: 604-817-2554





JOHN AND DOREEN COOPER
PO BOX 2-8 SHINGLE SPIT
HORNBY ISLAND, B.C.
V0R 1Z0

22nd July, 2011

Islands Trust
Hornby Island, B.C.

Attn: Ms Sonja Zupanec
Island Planner

Re: The Thatch Property Redevelopment Proposal
HO-140-Official Community Plan Bylaw
HO-141-Land Use Bylaw



My wife and I live on Shingle Spit, immediately adjacent to the Thatch property and have owned our property for about 20 years.

As stated in previous letters and emails to the Islands Trust over the past year, we, along with most of our neighbours on the Spit, have consistently objected to the density of the proposed multi-residential component of this development. Most are in favour of the revitalization of the "heritage" pub and restaurant, however no one is in favour of the addition of such a high density, rental/residential complex.

We would like to draw your attention to new information concerning the proposed density and water usage increases. When we on the Spit approached the developer expressing our concerns over the potential water demand of the pub, restaurant and multi-residential complex, he replied (in writing):

"Adding up our existing number of cabins, staff accommodations, hotel rooms, and campsites, we have 13 families on site at any given time during the summer, so another 2 families would have little impact. Our water and septic already handle those numbers."

This statement is dangerously misleading since for the bulk of the year the campsite and cabins are vacant, and for most of the summer, very sparsely occupied.

Our concern is that the engineer who prepared the original site evaluation report dated Jan 18th, 2009, was probably informed that the present well provides sufficient water for 13 families and so will obviously be sufficient for 15. Even when considering the original, simple multi-residential proposal, this would not be the case. The existing campsite shares minimal washroom facilities, and it is now proposed that the density be expanded into 30 rental units, with the possibility of up to 45 bedrooms and 45 bathrooms – not to mention 15 dishwashers and 15 laundries. The comparison is absurd.

It should be noted that the scope of the engineering report does not include a comprehensive site investigation, hydrogeology study or environmental impact assessment. The report also states that it relies on the accuracy and completeness of information provided by the developer.

... 2

Islands Trust

22nd. July, 2011

Re: The Thatch Property Redevelopment Proposal

Has the Islands Trust ensured that the engineer has been properly informed of the latest iteration of the proposed development and has taken into consideration the huge quantities of water that this revised project will demand in an area already challenged by summer water shortages? Can the Islands Trust ensure that this development will not compromise our existing water supply on the Spit and the neighbouring residential properties?

If our water supply becomes compromised after the completion of this project, who will we hold responsible? We question that the Islands Trust has exercised due diligence in this matter beyond simply requesting the developer to submit reports stating that everything is just fine. Before this project proceeds any further, we wish to speak with the Trust representative who has read the engineering reports and is qualified to assess them in detail.

The Islands Trust must adhere to its Policy Statement which, in part, states that it must ensure that **"neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of fresh water, ... and that water quality is maintained."**

We have consistently advised the Trust of our water problems on the Spit and the Trust appears to be ignoring our warnings as well as its own policy regarding the protection of the supply of fresh water.

It is our opinion that the Islands Trust has embarked on a process of approving a high density, multi-residential commercial development on Hornby Island without qualified staff or infrastructure within its organization capable of ensuring that the resulting complex will comply with all applicable zoning, bylaw, BC Building Code and environmental requirements.

If the Trust is not able to compel compliance, in our opinion it should not be approving complex projects such as this one.

We demand that the Islands Trust ensure that our water supply on the Spit is not compromised by this proposed development and wish to advise you that Shingle Spit Resorts Ltd. will hold the Trust liable if this proves not to be the case

Yours truly,
John AR Cooper, P.Eng.
Doreen A Cooper
tel/fax: 250-335-2112
email: 4816@telus.net



cc: Shingle Spit Resorts Ltd. Board of Directors

Sonja Zupanec

From: Jane <jtal@telus.net>
Sent: July-18-11 11:19 PM
To: Sonja Zupanec
Subject: Hornby Town hall on Condos Please



Dear Sonja,

On August 3rd we would both like the Thatch Development to be on the Agenda of the Hornby Local Trust Council business meeting.

There has not been enough discussion on this matter considering new information that has come to light.

Thanks for your time,

Jane Talbot
Stepan Vanicek

Sonja Zupanec

From: Margaret Sinclair <ms7@telus.net>
Sent: July-21-11 4:47 PM
To: Sonja Zupanec
Subject: regarding the Thatch Pub development



Hello,

I would like to express my opposition to the proposed development on the site presently occupied by The Thatch Pub. The density that is suggested and the building of condo's is completely contrary to the way in which the Hornby Island community has been developed to date and is also contrary to the wishes of the community as I understand them.

It is an investment scheme pure and simple. Any illusion to benefit to the Island is a selling job.

Please do not allow this development to proceed. It will set a precedence that will be hard to argue against and that the community would not want.

Margaret Sinclair
Archivist, Hornby Island Community Archives Vice-president, Hornby Island Co-op Board

Sonja Zupanec

From: 4816 <4816@telus.net>
Sent: July-20-11 6:47 PM
To: Sonja Zupanec
Subject: Hornby Island Resort Proposal



Dear Sonja,

My wife and I live on Shingle Spit, immediately adjacent to the Thatch property.

I'm trying to locate a report (any report) prepared by Payne Engineering with regard to the potable water demand and supply for the Thatch Resort development. In John Ross' August 26th., 2009, letter to you (attached to the November, 2009, Staff Report) he states "*That there is sufficient available water and flow as discussed in the Payne Report and there appears to be minimal impact on the groundwater resource.*"

I can find no reference to water demand or supply in the Payne report that is attached to the Staff report so I must be missing that part or perhaps there is a later engineering study.

Also, further on in Ross' letter he states "Our project encourages water conservation and it is clearly dealt with in the Payne Report ..." I seem to be missing that part of the report as well.

Can you please help me locate the reports that the developer is referring to?

Yours truly,
John A R Cooper, P.Eng.
email: 4816@telus.net
tel & fax: 250-335-2112
cell: 604-817-2554

Sonja Zupanec

From: Anna Zielinski <coveducks4@yahoo.ca>
Sent: July-20-11 3:47 PM
To: Sonja Zupanec
Cc: Tony Law; Fred Hunt
Subject: Hornby Island Resort



Dear Sonja,

Re: Hornby Island Resort rezoning application for 15 "condo" units.

Islands Trust and our local OPC were created in order prevent this sort of development.

I definitely do not want to see this re zoning approved. Once one is approved you can be sure that there will be others.

I wrote a letter about 2 years ago re this application stating that I felt equating camp sites to permanent dwelling units to be untenable and beyond consideration.

I am asking the Trust and the Trustees to fulfill their mandate of protection of this unique and rural Gulf Islands.

Sincerely, Anna Zielinski
Ford Cove, Hornby Island BC July 20 2011

cc Tony Law
Fred Hunt

PS Please confirm receipt of my e mail. Thank you

Sonja Zupanec

From: Karen Ross <karenross@telus.net>
Sent: July-15-11 3:55 PM
To: Sonja Zupanec
Subject: Hornby Island - Thatch development



Hi Sonja,

I have just read the info. on "No Condo.s" on Hornby., from www.willthomasonline.net

And am surprised by the "dirty politics" going on.

On the website people are instructed to write to you, it might be helpful for you to know who is writing:

In the flyer that was sent out island wide, it is signed by a "list of concerned residents of Hornby Island", there are several people's names on that list who I know do not live here, specifically:

Naho Harada, Anna Van Blankenstein, Joseph Kuit, Chelsea Moulton, and Robson Moulton.

Many of the other names I don't recognize either, and have no idea if they are residents or not.

Or if they are residents, how long they have lived here, or for how many days they intend to live here.

I doubt that the majority of people listed (reprinted below) list Hornby as their place to vote or in the Canada census.

People are entitled to their opinions, but I fear there's some "rabble rousing" and half truths involved in this website/island wide flyer/canvassing the neighbourhood and providing information to people that may be a distortion

designed to create a knee-jerk anti-development sentiment.....regardless of due process or the organizer's motivations.

Karen Ross

(not the Ross doing the development)

Full time resident of Hornby Island since 1984.

REPRINTED FROM THE WEBSITE:

Yours Truly, Concerned Residents of Hornby Island

For updates, click the "No Condos" button at willthomasonline.net

Initial signatories: Naho Harada, James Glass, Michelle Easterly, Russell Prediger, Will Thomas, Jack and Sharon Eby, Janet Morgan, Anna Ayles, Brent Plaunt, C. Snowden, Doreen and John Cooper, Steve Salter, Eric and Enid Kovits, Tina Walker, Anna Van Blankenstein, Nick and Sandra Ketchum, Robyn De Lavis, Rod Rogers, Oliver Divcic, Sarah McKerlich, Joseph Kuit, Herman and Brenda Kovits, Andrea Henderson, Scott and Carolyn Carlyle, Thomas Arthur Moulton, Joanne Woehrle, Jake Banky, Kathy Banky, Sarah McKerlich, Julie and Al McLure, Van and Evie Gale, Gord Bateman and Suzanne Rhodes, Barbara and Joe Rietkerk, Yoko and Jim Nishimura, Alisyn Campbell and John Wells, Jake Banky, Kathy Banky, Diane Smith, Chelsea Moulton, Elena Feder, Robson Moulton, Peter Mason

Karen Ross

www.HealthChampionsIntl.com

www.karenross.usana.com

phone: 250-335-1455

cell: 250-334-7508

Sonja Zupanec

From: cathy mcelroy <icatamac@gmail.com>
Sent: July-16-11 11:07 AM
To: Sonja Zupanec
Cc: mishae@uniserve.com
Subject: Hornby Island Thatch development



Dear Ms. Zupanec

My name is Cathy Mcelroy and I am a long term resident and property owner on Hornby Island .I was so completely surprised and dismayed to see the development sign at the thatch .I sincerely hope that it is not too late to add my voice to the dissension to this project .On top of the septic and water concerns (which are major in my mind considering that the current septic system overflows into the parking lot in winter when the washer machines in the laundry mat are used) I have watched this place over the years deteriorate through lack of maintenance and I am concerned that this attitude will continue into the new project as time goes by

.I also am concerned about the history of the development at the Thatch seeing that I have heard from numerous sources that it was a first nations burial site and that human remains were found there when the first thatch was built .I would like to know if the trust has informed the local native bands of this new development and I would like to know what steps the trust is prepared to take to safeguard this archaeological site .

In addition I like many other Hornby residents am concerned about the number of developers springing up with high density housing for wealthy off island people .I am so glad that the 4 corners project got shelved and I feel the same way about this one .I think it is detrimental to our rural lifestyle and that it can only bring people who are not willing to fit into idea that we should try to be good stewards of this fragile place ;but will bring in a city mentality that Hornby Island would be perfect if only there were a couple of Starbucks to get coffee and a few more restaurants to eat at and what about some more street lights .I am concerned that this would be the beginning of an urbanisation of Hornby that would destroy this fragile place.

I sincerely hope that you will call a town meeting where we residents can have a voice and express our concerns on august 3 .There seems to have been very little opportunity for this to happen

Thank you for you attention and time

Yours truly Cathy McElroy

Sonja Zupanec

From: Fred Hunt <fmhunt@mars.ark.com>
Sent: July-21-11 11:54 AM
To: Sonja Zupanec
Subject: Fw: Please be informed of this Condo RE- development plan on Hornby//urgent

Hi Sonja,

In case you weren't on the distribution list...

F.



----- Original Message -----

From: Michelle Easterly
To: William Thomas
Sent: Thursday, July 21, 2011 9:13 AM
Subject: Please be informed of this Condo RE- development plan on Hornby//urgent

The Hornby Island Resort Development Plan (this took 25 minutes to find on the site)
<http://www.islandstrust.bc.ca/lrc/ho/pdf/hostrpthorz20092thatchnov2009.pdf>

Please go here for the development plan..and get informed about the density of 15 condos at the Thatch property on Hornby Island. These are replacing a rural area..and campgrounds.. The 4th reading to pass the new amended bylaw 141 happens Aug 3rd.. if not before , so letters and phone calls are timely.. **and urgent. Does the passing of this bylaw set a precedent for further like buildings on other commercial property across the island.**

Write and call Sonja Zupanec szupanec@islandstrust.bc.ca. Ask Questions..?????

We ask that you think about this and get informed about whether this is the best use of a small acreage at our Gateway. Water and sewage are a huge concern for this island.. and this neighborhood. Also sustainability and a ecological approach in this economy and peak oil times..If you want to sign the open letter on the website please let us know .. www.willthomasonline.net.. please press the **no condos button for information. We are appalled at the density of this development on 1.4 acres.. at the Gateway to Hornby.. PUB or no PUB.. this is not in keeping with the rural approach of Hornby.. please email me back after reading the letter if you want to be on the open letter we are sending to the planner.. and please pass this on to people who you know would care about this density and condos on Hornby.. There is contact info on the letter.. **please call the planner either way.. if you are against the density and this development as it stands in the planning stages. .. or with your concerns. It would be great to hear from people who want this "as is "also. We are open to hear what the community has to say. We all need to be heard.****

Many people people did not realize that when they signed for rezoning of this area.. the density of these plans.. and that the Thatch Pub would be torn down. Many thought they were saving " THE PUB as it stands..Due diligence please..

Thanks .. with Blessings and in no way meant to harm anyone..

Michelle Easterly and concerned visitors and Islanders contact 250-335-0908

Sonja Zupanec

From: John Ross <hornbyross@hotmail.com>
Sent: July-15-11 2:02 PM
To: Sonja Zupanec
Subject: my response to Michelle Easterly's letter



I am compelled to write a letter in response to Michelle Easterly's letter last week in The Tribune because it is full of untrue statements and misrepresentations.

She tries to insinuate that the developers are off island. I have been here 27 years. Yes, I have 3 other friends as partners, but they are silent partners.

The public hearing which was waived in May 2011 was because the zoning application had not changed from the original application which was presented at a public hearing a year earlier. The idea of a public hearing is to allow islanders to voice their concerns and then let our elected trustees make an informed decision. It is disrespectful of the process at this point.

She states that the existing pub has 300 seats and will be downsized to 50 seats. The existing pub actually has 57 seats and we have agreed to maintain a minimum of 50 seats.

We are not selling these units as an "investment opportunity". The people that will buy these units would be the same people that buy your neighbour's house. They want to buy on Hornby to enjoy what we already enjoy. We anticipate that the owners will use their unit themselves in the summer. Our plan for economic sustainability would be for the owners to have an option to turn their units over to our management company in the off season, so that we can promote retreats, workshops, and getaways during the slow winter months.

Throwing in phrases like "hotel-like rooms", "apartment complex", and "high density" is a misrepresentation and appealing to islanders that don't want any change. We don't have to look far to see that we have become a retirement community with no young families and no economic sustainability during the winter months.

Michelle says that she supports the pub but her actions jeopardize its existence. She wants to jeopardize our plan for economic sustainability and the job security of 30 of our existing staff for her own personal gain with her rentals.

Lastly, many of the signatures on her letter are off islanders and renters that she has coerced into signing. Another gross misrepresentation.

I realize that erecting our roadside sign before the zoning was actually in place might have triggered this uproar. For that I apologize. At this point, we are not actually selling the units rather, trying to determine people's interest, which will determine our starting date. Our summer season is so short, we needed to get the word out while people were on the island.

John Ross



Open letter to the Hornby Community, Gulf Islanders and the Islands Trust:

AUGUST 3rd

Last Chance To Stop The Rubber Stamping Of A 15 Unit "Condo" Development And Vacation Rental Complex On Hornby Island

WHAT YOU CAN DO

1. Get informed. View the development proposal at the Thatch Pub.
2. Get in touch with the off-island developers behind this investment project.
3. Ask your Trust representatives why this project's requested next public hearing, anticipated by many Hornby residents, was waived by the Islands Trust.
4. Ask your Trust representatives why Proposed Bylaw 141 was considered by the Islands Trust Executive Committee on July 5, 2011 and approved without further public input. *ALREADY MADE PA*
5. Ask your Trust representatives why final reading and adoption of this development plan is scheduled to be made on August 3 with no further public input.
6. Send emails or fax Island Trust Planner Sonja Zupanec requesting that a Town Hall regarding this development plan be put on the agenda of the August 3rd Trust business meeting:

Sonja Zupanec Island Planner: szupanec@islandstrust.bc.ca
 Phone: 250-247-2211 Toll free: 1-800-663-7867 Fax: 250-247-7514

~~Many Hornby residents believed that by allowing developers to profit from the sale of 15 strata-titled "condos", the Pub as we've known it would continue to benefit our community. Most Hornby Islanders do not realize that under Bylaw 141, the existing Thatch Pub and Restaurant can be replaced and downsized from their existing 300 seats to as few as 50.~~

Pub is 57 now

It now appears that, despite their stipulations, the Islands Trust has no ability to ensure the pub will continue to serve the public. In these harsh economic times, with so many similar developments failing, what happens if the existing pub is torn down and the developers are unable to raise enough money to complete this project?

What will Hornby Island residents gain from this high-risk, high-density commercial development now in the process of being rubber-stamped by the Islands Trust?

Under Bylaw 141, this property can be "flipped" and the amended high-density, 15 condos zoning will transfer to new owners, who may have no regard for our community. [<http://www.islandstrust.bc.ca/lrc/ho/pdf/hobylamendlub0141.pdf>]

15 condos zoning will transfer to new owners, who may have no regard for our community. [http://www.islandstrust.bc.ca/lrc/ho/pdf/hoby_mendlub0141.pdf]

[2]

Too few islanders realize that the Hornby Island Resort is a Trojan horse offering condominiums sold as investment opportunities to owners who can "put their unit into a rental pool [to] allow the owners to receive rental money."

Under the new Bylaw 141, each unit can be separated into hotel-like rooms with their own bathroom, and these rooms sublet by their new owners for periods up to four weeks. How does this benefit the majority of Hornby Islanders?

To trade campsites used for a few days each year with 15, 1,000 sq.-ft. condos – each equipped with up to 3 bedrooms and 3 bathrooms, plus a full kitchen with dishwasher, clothes washer and dryer is so absurd as to be beyond belief. Such a trade also sets a precedent.

OVER

Where will the water come from to refill the cistern supplying these units? Can the sewage from 15 condos, with as many as 45 bathrooms, plus pub and restaurant be adequately processed on this beachfront site?

The Trust contends that this proposal has been in public view for two years, and has "general community support".

We point out that this project has had one public information meeting, during which the original plans were put on view two years ago. These drawings have subsequently been physically displayed, not at the co-op or other central location, but only inside the Thatch Pub, which is not frequented by all Hornby residents.

We question a process in which our existing pub was held hostage to passage of a development plan we now learn includes a strata-title complex that allows short-term rentals – a fact little known in this community.

The Trust says that raising these issues now regarding their "done deal" violates protocol. We question a process in which our request for a second formal Public Hearing was "waived" by the Islands Trust, who instead went ahead with the proposal's third reading at a little-publicised Denman Island meeting held on a summer workday. (At that time, the Trust amended the bylaw to make the Pub the primary use of this proposed development – with as few as 50 seats.)

In this time of Peak Oil, climate and economic uncertainties, we further question the appropriateness, financial viability and ecological sustainability of what is essentially an apartment complex at the gateway to Hornby Island.

We favour appropriate development with less density, together with a more sensitive and appropriate use of this unique site – rather than an "investment opportunity" for off-island developers.

Island residents have not been fully informed of this project and its ramifications. Before final reading and passage of Bylaw 141, we want this development plan placed on the agenda and a Town Hall called at the upcoming August 3rd local Trust Committee business meeting.

We particularly require full public disclosure and input – including an island-wide referendum on a little-known development plan. After all, the Trust's mandate is to "preserve and protect" the Gulf Islands from inappropriate land development, and to reduce the impact of high-density developments on our community and our shared environment.

Yours Truly,
Concerned Residents of Hornby Island

For updates, click the "No Condos" button at willthomasonline.net

Initial signatories:

Naho Harada, James Glass, Michelle Easterly, Russell Prediger, Will Thomas.

Initial signatories:

Naho Harada, Jarr Glass, Michelle Easterly, Russell Indiger, Will Thomas,
Jack and Sharon Eby, Janet Morgan, Anna Ayles, Brent Plaunt, C. Snowden,
Doreen and John Cooper, Steve Salter, Eric and Enid Kovits, Pina Walker, Anna
Van Blankenstein, Nisk and Sandra Ketchum, Robyn De Lavis, Rod Rogers,
Oliver Divcic, Sarah McKeirich, Joseph Kuit, Herman and Brenda Kovits, Andrea
Henderson, Scott and Carolyn Canyle, Thomas Arthur Moulton, Joanne Woehrie

[2]
32
18 OFF -
ISLAND

To add your name to this list, please contact
Michelle Easterly: 250-335-0908 mishae@uniserve.com

Sonja Zupanec

From: Sonja Zupanec
Sent: July-15-11 8:44 AM
To: 'Steve Salter'
Subject: RE: The Thatch Redevelopment



Hi Steve,

Further to my last email I wanted to provide you with some input on your suggestions outlined in your email below.

Proposed Bylaw 141 currently requires that the principal use of the property would be a pub, and that the residential units are accessory to the operation of a minimum 50 seat pub. The Hornby Island Local Trust Committee cannot, under current provincial legislation, require that the pub be in operation irrespective of profitability. Just as they cannot require that a residentially zoned lot with a single family dwelling be occupied by a family 12 months of the year. They can however, require that a pub be the principal use of the property, and all other uses are accessory to that use being in place. This provision was incorporated into the proposed bylaw in response to community expectations that the pub be the central focus of the redevelopment of the property.

If you have any questions about this, or other provisions in the proposed bylaw please do not hesitate to contact me.

Sonja

Sonja Zupanec, M.C.I.P.
Island Planner (Gambier and Hornby Island Local Trust Committees)
Islands Trust
700 North Road, Gabriola Island, B.C. V0R 1X3
Ph: [250.247.2211](tel:250.247.2211) or toll free [1.800.663.7867](tel:1.800.663.7867)
Fx: [250.247.7514](tel:250.247.7514)
www.islandstrust.bc.ca

Preserving Island communities, culture and environment

 Please consider the environment before printing this email

From: Steve Salter [<mailto:steve.salter@fimetrics.com>]
Sent: July-10-11 5:41 AM
To: Sonja Zupanec; Tony Law; Fred Hunt; 4816
Subject: The Thatch Redevelopment

Further to my last email...

Regarding the future of the Thatch redevelopment, there is one possibility that should be explored.

Say John builds only 12 condos, ostensibly bowing to our 'density concern'. He allows the pub to deteriorate, or at best, not thrive and at some future time, he approaches the Trust and asks that he be allowed to destroy the pub and develop the remaining 3 undeveloped units in the current pub/waterfront location. These three final units would be high-priced... uber luxurious, very profitable waterfront sites.

Sonja Zupanec



From: Sonja Zupanec
Sent: July-15-11 8:38 AM
To: 'kovitshb@shaw.ca'
Subject: RE: Pub Property Redevelopment

Thank you for your recent email regarding Proposed Bylaw No. 141 (Hornby Island Resort – The Thatch). Please be advised that, due to the statutory requirements of this public process, the Hornby Island Local Trust Committee cannot receive any further public correspondence related to the proposed bylaw as the opportunity for public input and comment has ended.

The Hornby Island Local Trust Committee may consider final reading and adoption of the proposed bylaw at their next regularly scheduled business meeting (August 3, 2011). After the bylaw is defeated or adopted at final consideration, the trustees will receive all copies of correspondence for their information, including your submission. All staff reports and supplemental information related to the development of Proposed Bylaw No. 141 are available on our website:

<http://www.islandstrust.bc.ca/lc/ho/default.cfm>

I want to assure you that your previous letters and comments regarding the density of the project, the potential impacts on fresh water in the area and local environment have been reviewed and discussed in great detail by the Hornby Island Local Trust Committee.

If you have any questions about Proposed Bylaw 141, the legislated process to review and consider the bylaw or background information on the application please contact me directly.

Sonja Zupanec, M.C.I.P.
Island Planner (Gambier and Hornby Island Local Trust Committees)
Islands Trust
700 North Road, Gabriola Island, B.C. V0R 1X3
Ph: [250.247.2211](tel:250.247.2211) or toll free [1.800.663.7867](tel:1.800.663.7867)
Fx: [250.247.7514](tel:250.247.7514)
www.islandstrust.bc.ca

Preserving Island communities, culture and environment

 Please consider the environment before printing this email

From: kovitshb@shaw.ca [mailto:kovitshb@shaw.ca]
Sent: July-10-11 2:16 PM
To: Sonja Zupanec
Subject: Pub Property Redevelopment

Dear Sonia:

I am a member of Shingle Spit Resorts Ltd and had written before to Brodie and copied T. Law and F. Hunt concerning the changes to the original plan put forth by John Ross in the redevelopment of the Resort.

Sonja Zupanec

From: Tony Law
Sent: July-14-11 5:17 PM
To: Michelle Easterly
Cc: Sonja Zupanec
Subject: Flyer re. Proposed Bylaw - Hornby Island Resort



Hi Michelle:

I understand that today you circulated a flyer as an insert in the Hornby Tribune that is delivered to all households.

I have not read the flyer because the members of the local trust committee cannot receive new information at this stage.

It would be helpful if you could email the text of the flyer to Sonja Zupanec.
szupanec@islandstrust.bc.ca

Thank you.

Tony

Sonja Zupanec

From: diane smith <dismith@island.net>
Sent: July-14-11 3:36 PM
To: Sonja Zupanec
Subject: Thatch Condos



Sonja,
Please take a stand on stopping the developments at the Thatch. Over density, high water needs, and infringement on the existing neighborhood are enough reason to stop this project.
Diane Smith

Sonja Zupanec

From: Janepaintings <janepaintings@comcast.net>
Sent: July-15-11 7:40 AM
To: Sonja Zupanec
Subject: Re: Thatch Development



Hello,

We wish to express our opposition to the Thatch Development. With 45 units there needs to be planning for parking. People who own or rent condos have guests so there needs to be parking for 90 cars or vans.

A greater concern is the **limits for fresh water**. Showering, toilets and laundry require WATER. We do not feel that the Spit has sufficient water for this project.

We felt the Thatch was successful in the summer when a chef was hired to offer dinners. We always supported this and attended often when we were visiting. There needs to be more advertising for boat owners to stop by and buy drinks and food.

Thank you for giving your immediate attention to this matter.

Sincerely,

Benno & Jane Ann Warkentin
We own a cottage on the Spit.

From: "Sonja Zupanec" <szupanec@islandstrust.bc.ca>
To: "Janepaintings" <janepaintings@comcast.net>
Sent: Friday, July 8, 2011 3:03:58 PM
Subject: Out of Office: Thatch Development

I am currently out of the office and returning on Tuesday July 12, 2011.

If you need immediate assistance please contact our planning secretary at 250.247.2063.

Thanks,
Sonja Zupanec
Island Planner

Sonja Zupanec

From: Brodie Porter
Sent: July-14-11 2:32 PM
To: Sonja Zupanec
Subject: FW: The Thatch



Brodie Porter
Island Planner, Gambier and Hornby Island Local Trust Committees
Tel: 250-405-5170

From: Joanne Woehrle [jwoehrle@telus.net]
Sent: July 4, 2011 1:39 PM
To: Brodie Porter
Subject: The Thatch

Hello,

I am a member of the shingle spit resort co-op and I am quite worried that this proposed development at the Thatch will compromise our water supply. 15 waterfront units seems too much for this size of property. I'm all for a quality re-development for the Thatch but why does it have to be so dense? Has there been a thorough environmental review?

Sincerely, Joanne Woehrle

Sonja Zupanec

From: Brodie Porter
Sent: July-14-11 2:31 PM
To: Sonja Zupanec
Subject: FW: The Thatch Development Proposal



I came in for a retirement lunch today so I am just cleaning out some emails.

Brodie

From: Steve Salter [steve.salter@fimetrics.com]
Sent: July 5, 2011 8:08 AM
To: Brodie Porter; 4816
Subject: The Thatch Development Proposal

Mr. Brodie Porter
Islands Trust

Dear Mr. Porter,

Once again, if it is not too late, I would like to strongly object to the scale of the Thatch development proposal.

The 15 unit allowance is a travesty. The number 15 was derived from the fact that in total, there were 15 separate "sites", many of which were campsites/trailer spaces.

To compare the water and sewer footprint of a campsite to a condo unit with shower, toilet, dishwasher, kitchen and laundry facilities is absolutely beyond the pale.

The scale of the proposal (# of units) should be severely curtailed in order to preserve the water/sewage integrity of the Spit.

Sincerely,

Steve Salter

#8 - 4150 Parnell Road
Hornby Island BC
V0R 1Z0

250-335-0637

Fimetrics Systems Ltd
www.fimetrics.com
"Retirement Math Made Easy"

Sonja Zupanec

From: Gordon Bateman <gordbateman@gmail.com>
Sent: July-14-11 1:09 PM
To: Sonja Zupanec
Subject: Thatch Pub-Hornby Island



As I concerned residenst of Hornby Isl. We would like to voice our opposition to the size of this development and the lack of public hearings into the permitting process..TOO BIG for the site and available water and sewage facilities.Sincerely,Gordon Bateman and Suzanne Rhodes

Sonja Zupanec

From: Eric J. Kovits <kovits_e@sd36.bc.ca>
Sent: July-14-11 8:56 AM
To: Sonja Zupanec
Subject: Development proposal at the Thatch Pub



Sonja Zupanec,

I am opposed to the development proposal at the Thatch Pub.

As an property owner and regular visitor to Hornby Island's Shingle Spit I have serious concerns about this development's effects on our water supply.

You should be made aware that our well is situated less than 30 metres from the development proposal property. The volume of sewage being generated by 15 units has a real possibility of contaminating our well water.

Thank you for considering thi issue.

Eric Kovits
604 535 6246
kovits_e@sd36.bc.ca

Sonja Zupanec

From: Yoko Nishimura <jimyoko@telus.net>
Sent: July-13-11 4:33 PM
To: Sonja Zupanec
Subject: Hornby Island



Ms. Sonja Zupanec,

As a land owner on Hornby Island, building a 15 unit condo development will have a great environmental impact, including our water consumption and waste disposal and

a very high density will affect our environment.

Therefore we would like to put a stop to this proposal now.

Jim and Yoko Nishimura

Sonja Zupanec

From: Sonja Zupanec
Sent: July-13-11 8:15 AM
To: Tony Law; Fred Hunt
Subject: RE: thatch development on agenda Aug. 3rd



Hi Tony and Fred,

As we are post public hearing I cannot copy you of any of the correspondence containing my replies but I wanted you to know that I have been attempting to get in touch with each resident who has written in to advise them of the legislated process we are in and what the next steps are.

Sonja

From: Tony Law
Sent: July-12-11 11:30 PM
To: Sonja Zupanec
Cc: Fred Hunt; Michelle Easterly
Subject: RE: thatch development on agenda Aug. 3rd

Hi Sonja:

As we are "post public hearing" would you kindly respond to Michelle?

Thank you.

tony

From: Michelle Easterly [mishae@uniserve.com]
Sent: Monday, July 11, 2011 6:54 PM
To: Tony Law
Cc: Sonja Zupanec; Fred Hunt
Subject: Fwd: thatch development on agenda Aug. 3rd

Hi there.. Just sending this again as I have heard from No one.. can someone please call or answer these questions.. Thank you. Michelle 250-335-0908

Date: Sat, 09 Jul 2011 13:45:41 -0700
To: "tony law" <tlaw@islandstrust.bc.ca>
From: Michelle Easterly <mishae@uniserve.com>
Subject: thatch development on agenda Aug. 3rd
Cc: Sonja Zupanec <szupanec@islandstrust.bc.ca>, fhunt@islandstrust.bc.ca,
Bcc: "William Thomas" <rwt@telus.net>, "home" <4816@telus.net>, debwyndham@gmail.com

hi Tony, Fred and Sonja,

Is the **Hornby development on the agenda for fourth reading Aug 3rd..** ? This is a meeting without town hall.. am I correct.. Can the Thatch development be put on the agenda for discussion in the community if so desired by enough people.?. My understanding is that it will pass unless new information comes out that was not in the original public hearings.. Could you call me or write me the process that is happening at this time.?.

and what does new information mean to any of us that do not even have the old development plans in front of us that we saw two years ago.. **And where are the letters kept that people wrote in for and against the development..?** I would like to go thru them and are they of Public record..? I would like to see these letters as soon as possible..

Can you tell me the options for those opposed to the density and this development since it seems that as per what Sonja has told us.. **the development "as is "does not insure that the pub will stay open as is now stands in present form for the community.. this is important information..** even though it is the primary use.. and the condos are accessory to the pub.. **we have no insurance..** please reply soon..or let me know if you cannot answer these questions.. thank you..

Michelle Easterly 250-335-0908

ps. Signs are going up as I have told you before. One went up last night and unfortunately john was not very happy about it and decided that it should come down.. more about that later.. if we have a chance to talk..I canvasses over 100 people at the market and in the community .. 95 % were not aware that the development plan had passed and they were Hornby Islanders.. not your fault but just thought it is important information.. especially after 4 corners was turned down.. most people just said they never thought that islands trust would pass condos on Hornby ..especially that much density..

Sonja Zupanec

From: Ian McKerlich <ianmck@gmail.com>
Sent: July-12-11 9:39 PM
To: Sonja Zupanec; Tony Law; Fred Hunt
Subject: concerns about proposed thatch development



Sonja, Tony and Fred,

I've been following with interest and concern the development proposals for the Thatch area.

My family and I have owned a small cabin on Shingle Spit since 1976 and we've been regular visitors to the Island over the years. One of the key things I appreciate about Hornby is how carefully commercial development has been managed - Hornby has grown but done so responsibly and carefully, largely I believe because of the stewardship of the Islands Trust.

My first concern about the Thatch development is centered around the impact on the fresh water supply. Even with the very low density of the homes and cabins on the Spit, we have regular water rationing and are careful to "flush only when necessary" during the summer. With 15 new units in a comparatively small area, I'm concerned that the demand on fresh water supply and impact of waste will be more than the fragile aquifer can handle.

I'm also concerned about the impact of increased traffic - both foot, boat and car - and population density in the area. It just seems that the density proposed is better suited to Richmond or parts of urban greater Vancouver or Seattle - not the beautiful northern Gulf Islands.

Finally, it feels that the signs in the area from the developer presuppose an outcome that seems at odds with the wishes of the neighbors and perhaps others in the community. I hope the advertising can be stopped and a more thorough public review of the impact be conducted.

thanks for your stewardship of this precious island

Ian and Ali McKerlich
Shingle Spit Resorts, Cabin 7
and Seattle WA

Sonja Zupanec

From: Linda Adams
Sent: July-11-11 11:52 AM
To: Sonja Zupanec
Subject: FW: VHRs on Hornby Island et all



Hi, Sonja.

Another one for you, it seems.

I gather this may be 'post public hearing' at this point.

Could you let this person know that I forwarded their comments to you but that it is too late for them to be considered by the HILTC (assuming that's the case...I'm sort of assuming you have a standard response for this situation)

Thanks!

Linda Adams
Chief Administrative Officer
Islands Trust
200 – 1627 Fort Street
Victoria BC V8R 1H8
Ph 250.405.5160
www.islandstrust.bc.ca

Preserving Island communities, culture and environment



Please consider the environment before printing this email

From: Jan Steen [mailto:omnibol@telus.net]
Sent: July-10-11 12:18 PM
To: Linda Adams
Subject: VHRs on Hornby Island et all

Dear Miss. Adams:

A last statement by someone who has already expressed his views:

Hypocrisy abounds. Originally with all good intentions, this is now a run-away train. The hell with *land* sustainability. The hell with a cock-eyed mandate! "To *serve* and *protect*?"

You can NOT do both! We are now destined to 'Serve' the needy; or should I say the *greedy*. More seems better. The hell with 'protecting.'

Bring on the Dogs, the rowdies, the garbage, and the excrement; give us your money! It's shamefully spiraling towards the ludicrous.

Oh, and did you know that the fine print in our 2 main half acre suburbs state properties are 'summer' affairs to owners only? NOT to be occupied full time? We are on a ROCK here; there is very little soil depth. When is enough, enough?

"There is a long history of homeowners renting their homes to visitors for short periods of time...contributing to the island's economy." Well I know that in to the 1980's homeowners still gave their places **rent free** to 'home-sitters' for most of the year. Then came the Realty folk and began flipping places. Up went the price, and UP went the desire to own and make money.

It's a disgraceful mess; all about greed. Let the 'Economy' flourish...
Oh, well, I'll be dead soon enough.

Sincerely,
Jan Steen

Sonja Zupanec

From: Janepaintings <janepaintings@comcast.net>
Sent: July-08-11 3:04 PM
To: Sonja Zupanec
Cc: Tony Law; Fred Hunt
Subject: Thatch Development



Hello Sonja,

We wish to express our opposition for the project of planned waterfront condos on Hornby Island. You have not provided for parking and remember that people who use time-share condos have guests. That means that 90 parking spaces might be needed especially on weekends. The availability of fresh drinking water is limited and there will be demands on water for showering and laundry. High Density doesn't sound like Hornby Island.

This project needs to be re-evaluated and advertising stopped until solutions are found to parking and water supply.

Sincerely,

Benno & Jane Ann Warkentin (Hornby Island unit #1)

Sonja Zupanec

From: Sarah McKerlich <smckerlich@shaw.ca>
Sent: July-09-11 5:20 PM
To: Sonja Zupanec
Subject: Proposed development



Re: The Thatch Development

Dear Islands Trust,

We understand that part of your mandate is to protect Hornby Island from excessive land development and to reduce the impact of developments on our sensitive environment.

We were led to believe that, by allowing the developers to profit from the sale of 15 strata titled condos, the Pub would continue to provide a benefit to our community. Most Hornby residents do not realize that the Pub will be downsized from its current almost 80 seats to around 50. However, since the Islands Trust has no ability to ensure that the Pub will continue to be open to the public, perhaps its ultimate use will be for private functions or to become a private clubhouse for the condo owners and renters.

Hornby Island will ultimately gain nothing from the excessively high residential density that is now in the process of being approved by the Trust; only the developers will profit. To pretend to trade campsites, used for a few days each year, with strata titled condos each containing 2 or 3 bedrooms, 2 or 3 bathrooms, a full kitchen with dishwasher, and a laundry, is so absurd as to be beyond belief. The environmental impact of a 15 unit condo development, especially in water consumption and waste disposal, is enormous in comparison to the campground.

Why is the Islands Trust even considering this ridiculously high density development in our rural environment?

We urge you to put a stop to this proposal right now.

Sarah McKerlich, co-owner # 7, Parnell Rd, Hornby Island, BC

Sonja Zupanec

From: Barbara and Joe Rietkerk <joe_rietkerk@telus.net>
Sent: July-09-11 6:04 PM
To: Fred Hunt; Tony Law; Sonja Zupanec
Subject: Thatch Development



Dear Islands Trust,

We have written several letters on this subject. We understand the developer is claiming the neighbours are in favour of this development. that is far from the truth everyone we talk to is against this high density project. That includes all the immediate residents. We live adjacent to the tennis court and one year in August I observed the Island water delivery person, David Cloud pumping water into the thatch cistern. This was only with the campground in operation. What will happen when there will be 16 units in operation?

We understand that part of your mandate is to protect Hornby Island from excessive land development and to reduce the impact of development on our sensitive environment.

Why is the islands Trust even considering this ridiculously high density development in our rural environment?

We urge you to put a stop to this proposal right now.

Yours Truly
Barbara and Joe Rietkerk
4130 Parnell Rd
Hornby Island

Sonja Zupanec

From: Joanne Woehrle <jwoehrle@telus.net>
Sent: July-09-11 8:08 PM
To: Sonja Zupanec
Subject: the thatch



Hello sonja,

I am a member of the Shingle Spit Resort Co-op and want to express my concern that the 15 condo development has been approved at the Thatch. I am all for a quality re-development at the Thatch but 15 condos seems too dense. I am worried about our water supply and wonder where all the sewage is going to go. There are rumours that the pub is not even a guaranteed part of the development. It could end up just as a party room. I would be happier with a quality pub restaurant/store with 7 condos perhaps and a few campsites. I would appreciate some feedback from you, Thank you, Joanne Woehrle (cabin #7)

Sonja Zupanec

From: Steve Salter <steve.salter@fimetrix.com>
Sent: July-10-11 5:41 AM
To: Sonja Zupanec; Tony Law; Fred Hunt; 4816
Subject: The Thatch Redevelopment



Further to my last email....

Regarding the future of the Thatch redevelopment, there is one possibility that should be explored.

Say John builds only 12 condos, ostensibly bowing to our 'density concern'. He allows the pub to deteriorate, or at best, not thrive and at some future time, he approaches the Trust and asks that he be allowed to destroy the pub and develop the remaining 3 undeveloped units in the current pub/waterfront location. These three final units would be high-priced... uber luxurious, very profitable waterfront sites.

At the very least, if possible, the Trust should consider putting a covenant on the land stating that the pub must continue operation irrespective of its profitability. Operation being defined as open a minimum of say 2 days per week.

Steve Salter

#8-4150 Parnell Road
Hornby Island BC
V0R 1Z0
250-335-0637

Sonja Zupanec

From: Andrea Henderson <andreahehenderson@shaw.ca>
Sent: July-10-11 10:08 AM
To: Sonja Zupanec; Tony Law; Fred Hunt
Cc: 4816@telus.net
Subject: The Thatch Condo Development



Dear Sonja, Tony and Fred,

My family has owned property on the Spit for over 35 years. The Spit is a peaceful, beautiful gem and we and the other owners of Shingle Spit Holding Company all take great care in looking after it, to maintain and nurture it for the benefit of generations to come.

One of our key issues is our need to live within our means with regards to our limited water supply. Everyone is cognizant that we must conserve and reuse as much as possible in order that there is enough for all and that we do not run out in the summer months. You will note that the majority of our cabins & homes have one bathroom and no dishwasher. It is a fine balance and despite our best efforts, we have on occasion run out of water in the drier months.

The Thatch Condo Development will certainly have a significant negative impact on the long term residents of Shingle Spit. The noise level will increase and so will intrusions on our private property. But most worrisome is the potential negative affect on our water supply. There is no way the developers can guarantee our supply will be unaffected.

There are limits to the number of people our small island can handle. Over the many years of being a part time resident of Hornby I have watched the summer crowds grow to ridiculous levels on the ferries, at the Co-op, and on the beaches and trails. I venture to put forth that Hornby Island needs a high density development like a hole in the head.

Given that Hornby Island is a very environmentally conscientious community, I find it appalling that the Islands Trust is even considering approving a high density, high environmental impact condo development. This is totally not in keeping with the beliefs and values of the majority of Island residents. It is a short-sighted and exploitive project that will benefit few but negatively impact many.

I ask that you put a stop to this proposal immediately.

Yours truly,

Andrea Henderson

Sonja Zupanec

From: Tim Biggins <timbiggins1@gmail.com>
Sent: July-10-11 10:43 AM
To: Sonja Zupanec
Subject: Hornby Resort rezoning



Please address this matter again in a Town Hall type meeting .
Thank you
Tim Biggins

Sonja Zupanec

From: kovitshb@shaw.ca
Sent: July-10-11 2:16 PM
To: Sonja Zupanec
Subject: Pub Property Redevelopment



Dear Sonia:

I am a member of Shingle Spit Resorts Ltd and had written before to Brodie and copied T. Law and F. Hunt concerning the changes to the original plan put forth by John Ross in the redevelopment of the Resort.

I was not in favor of the extreme density in the original proposal and now with the changes made without public input I am very much against it. The original premise was that the Pub would be an integral part of the redevelopment and would be available to the public much as in past. I believe that the development proposal was accepted by the community and the IT reps on that basis.

Despite the fact that such density is consistent with the reason for the Islands Trust to be created originally. Namely, to control such out of character land development on our gulf islands. This is especially true of Hornby Island with its limited water supply and limited ability to treat waste water.

If the developer were to include a tertiary water treatment plant in his proposal, some of the problems would be eliminated but would not solve the extreme density of the plan or the guaranteed availability of the pub.

How could the changes to the proposal be allowed to proceed without a new public meeting?

Messers Law and Hunt should really be ashamed of their decision to let this project proceed.

Sincerely,

J. Herm Kovits – Shingle Spit #3

Sonja Zupanec



From: Bill and Gail McKerlich <a4a33461@telus.net>
Sent: July-10-11 6:32 PM
To: Sonja Zupanec; Tony Law; Fred Hunt
Subject: Thatch Proposal

Please be aware that we are very concerned about the density of the development, the water supply and sewage disposal.

We are surprised that the powers that be would endorse such a development. We are not against change, but do not approve of the present proposal.

Gail and Bill McKerlich

Cabin 7, Shingle Spit

Sonja Zupanec

From: Michelle Easterly <mishae@uniserve.com>
Sent: July-11-11 6:55 PM
To: Tony Law
Cc: Sonja Zupanec; Fred Hunt
Subject: Fwd: thatch development on agenda Aug. 3rd



**Hi there.. Just sending this again as I have heard from
No one.. can someone please call or answer
these questions.. Thank you. Michelle 250-335-0908**

Date: Sat, 09 Jul 2011 13:45:41 -0700
To: "tony law" <tlaw@islandstrust.bc.ca>
From: Michelle Easterly <mishae@uniserve.com>
Subject: thatch development on agenda Aug. 3rd
Cc: Sonja Zupanec <szupanec@islandstrust.bc.ca>, fhunt@islandstrust.bc.ca,
Bcc: "William Thomas" <rwt@telus.net>, "home" <4816@telus.net>, debwyndham@gmail.com

hi Tony, Fred and Sonja,

Is the **Hornby development on the agenda for fourth reading Aug 3rd..** ? This is a meeting without town hall.. am I correct.. Can the Thatch development be put on the agenda for discussion in the community if so desired by enough people.?. My understanding is that it will pass unless new information comes out that was not in the original public hearings.. Could you call me or write me the process that is happening at this time.?. and what does new information mean to any of us that do not even have the old development plans in front of us that we saw two years ago.. **And where are the letters kept that people wrote in for and against the development..?** I would like to go thru them and are they of Public record..? I would like to see these letters as soon as possible..

Can you tell me the options for those opposed to the density and this development since it seems that as per what Sonja has told us.. **the development "as is "does not insure that the pub will stay open as is now stands in present form for the community.. this is important information..** even though it is the primary use.. and the condos are accessory to the pub.. **we have no insurance..** please reply soon..or let me know if you cannot answer these questions.. thank you..

Michelle Easterly 250-335-0908

ps. Signs are going up as I have told you before. One went up last night and unfortunately john was not very happy about it and decided that it should come down.. more about that later.. if we have a chance to talk..I canvasses over 100 people at the market and in the community .. 95 % were not aware that the development plan had passed and they were Hornby Islanders.. not your fault but just thought it is important information.. especially after 4 corners was turned down.. most people just said they never thought that islands trust would pass condos on Hornby ..especially that much density..

Sonja Zupanec

From: Sonja Zupanec
Sent: July-07-11 2:35 PM
To: 'Michelle Easterly'
Subject: RE: The hornby Resort..



Hi Michelle,

Thank you for your email. Just a reminder and follow up to our telephone conversation that proposed bylaw 141 is now post public hearing and there is not opportunity for further input to the LTC from the public during the regular business meeting. Any correspondence that the Trustees receive on this bylaw will be forwarded directly to the planner.

For clarity, Proposed Bylaw 141 does stipulate the pub as the principal permitted use, and the residences as accessory. This would give a degree of certainty to the community that in order for the residences to be built, the pub redevelopment must be in place and in operation. This has been discussed by the LTC and the applicant at previous regularly scheduled meetings and is not in my opinion 'new' information for the LTC to consider. The LTC has worked with the applicant over the last several months to ensure that the regulations reflect the community expectation of the pub being central to the redevelopment of the property.

Proposed Bylaw 141 was considered by the Islands Trust Executive Committee on July 5th and approved. The Hornby Island LTC may now consider the bylaws for final reading and adoption by resolution without meeting, or at a regularly scheduled meeting of the LTC. Please contact me directly if you have any questions.

Sonja Zupanec, M.C.I.P.
Island Planner (Gambier and Hornby Island Local Trust Committees)
Islands Trust
700 North Road, Gabriola Island, B.C. V0R 1X3
Ph: 250.247.2211 or toll free 1.800.663.7867
Fx: 250.247.7514
www.islandstrust.bc.ca

Preserving Island communities, culture and environment

 Please consider the environment before printing this email

From: Michelle Easterly [mailto:mishae@uniserve.com]
Sent: July-07-11 1:55 PM
To: Tony Law
Cc: Fred Hunt; Sonja Zupanec
Subject: The hornby Resort.. yet again

Dear Tony and Fred and Sonja,

PS. another important issue..

see you at the next trust meeting..Aug. 3rd.. **Please put the resort on the Agenda if possible..information that the resort could be iffy as to keeping the pub going is new information..**Even as an accessory use.. once the condos are built.. well then what.. pretty hard to take them down.. plus the Laundry mat I hear will be TAKEN OUT.... yet each unit has at least two toilets and washers and dryers.. how about a communally used

spot for everyone..

I am putting up signs to challenge the condos by the way..as many people I have canvassed are not for the development plan as it stands in its density and less the seats in the pub restaurant. It seems it just slipped by the community ..even though you all tried.. people in general never thought it would pass..and many people are alienated from the pub and John so did not get down there to see the plans.. I find it absolutely ill will for John to have the for sale sign up.. prematurely..reminds me of brads dads land and his slipping that by.. even though John did his homework with the Trust.. anyway.. the biggest challenge is this does not insure the pub and restaurant.. as Sonja said we spoke to her yesterday.. I feel that some sort of stipulation has to say that the pub and restaurant have to stay open and that if John does not want tot run it it can be leased at a reasonable rate to someone who cares about the community.. There is a good chance with Johns plan that it could become and elite club for the condo owners.. thanks for listening Tony..MORE LATER..

sincerely Michelle

Sonja Zupanec

From: Michelle Easterly <mishae@uniserve.com>
Sent: July-07-11 1:55 PM
To: Tony Law
Cc: Fred Hunt; Sonja Zupanec
Subject: The hornby Resort.. yet again



Dear Tony and Fred and Sonja,
PS. another important issue..

see you at the next trust meeting..Aug. 3rd.. **Please put the resort on the Agenda if possible..information that the resort could be iffy as to keeping the pub going is new information..** Even as an accessory use.. once the condos are built.. well then what.. pretty hard to take them down.. plus the Laundry mat I hear will be **TAKEN OUT....** yet each unit has at least two toilets and washers and dryers.. how about a communally used spot for everyone..

I am putting up signs to challenge the condos by the way..as many people I have canvassed are not for the development plan as it stands in its density and less the seats in the pub restaurant. It seems it just slipped by the community ..even though you all tried.. people in general never thought it would pass..and many people are alienated from the pub and John so did not get down there to see the plans.. I find it absolutely ill will for John to have the for sale sign up.. prematurely..reminds me of brads dads land and his slipping that by.. even though John did his homework with the Trust.. anyway.. the biggest challenge is this does not insure the pub and restaurant.. as Sonja said we spoke to her yesterday.. I feel that some sort of stipulation has to say that the pub and restaurant have to stay open and that if John does not want tot run it it can be leased at a reasonable rate to someone who cares about the community.. There is a good chance with Johns plan that it could become and elite club for the condo owners.. thanks for listening Tony..**MORE LATER..**
sincerely Michelle

Sonja Zupanec

From: Michelle Easterly <mishae@uniserve.com>
Sent: July-06-11 12:00 PM
To: Sonja Zupanec
Subject: RE: Hornby Resort/ development



DEAR SONJA,
THANK YOU AGAIN FOR YOUR TIME YESTERDAY.. AND PLEASE PASS ON TO BRODIE THAT I
SO APPRECIATE HOW HE HANDLED OUR

I HOPE TO AT LEAST TRY TO TEMPER THE DENSITY AT THE THATCH..AND MAKE SURE THERE
IS A WAY TO KEEP THE PUB RESTAURANT OPEN.. IF JOHN DOES NOT WANT TO RUN IT ,IT
COULD BE LEASED TO COMMUNITY.. AND THAT WAY IT WOULD BE A VIABLE RESOURCE
FOR ALL OF US..**THAT SHOULD BE SOME SORT OF DEMANDED USE..AS HE
ADDRESSED THIS AS A WAY TO SAVE THE PUB..AND RESTAURANT..!!!!!!**
WHAT I DO NOT UNDERSTAND IS EVERYONE ELSE HAS HAD TO TRADE SOMETHING TO GET
SOMETHING.. LIKE BERNHARD GAVE ISLA 20 ACRES.. I DO NOT SEE THAT JOHN HAS BEEN
ASKED TO DO ANYTHING TO MAKE HIS MILLIONS OFF THAT NATIVE
MIDDEN..PROPERTY..WHICH SHOULD BE COMMERCIAL FOR THE GOOD OF THE COMMUNITY..
???THANKS AGAIN.. MICHELLE EASTERLY...
(SORRY ABOUT CAPS.. TOO MUCH TO DO..)

NO CONDOS ON HORNBY.. AND NO TRADING CAMPGROUNDS FOR CONDOS..
At 01:15 PM 05/07/2011, you wrote:

Hi Michelle,

I am in the office today until 3 pm so feel free to give me a call.

Sonja

From: Michelle Easterly [<mailto:mishae@uniserve.com>]
Sent: July-05-11 1:11 PM
To: Sonja Zupanec
Cc: home
Subject: RE: Hornby Resort/ development

Hi Sonja,

Thanks for a quick reply.. other boundary property owners and I would like to do a conference call today..
JOHN AND DOREEN COOPER. COULD YOU LET US KNOW A GOOD TIME BETWEEN 2 AND 5
TODAY.. It is important to talk today if possible. ..
THANKS SO MUCH..MICHELLE

At 11:27 AM 05/07/2011, you wrote:

Hi Michelle,

You can contact me directly with any questions or comments about this property. I am the planner taking over
from Brodie.

Sonja Zupanec

From: Joanne Woehrle <jwoehrle@telus.net>
Sent: July-05-11 10:12 AM
To: Sonja Zupanec
Cc: Fred Hunt
Subject: The thatch



Hello,

I am a member of the shingle spit resort co-op and I am quite worried that this proposed development at the Thatch will compromise our water supply. 15 waterfront units seems too much for this size of property. I'm all for a quality re-development for the Thatch but why does it have to be so dense? Has there been a thorough environmental review?

Sincerely, Joanne Woehrle

Sonja Zupanec

From: Steve Salter <steve.salter@fimetrics.com>
Sent: July-05-11 10:06 AM
To: Sonja Zupanec; Tony Law; Fred Hunt; 4816
Subject: The Thatch Development Proposal



Sonja Zupanec/Brodie Porter
Islands Trust

Dear Mr. Porter/Ms Zupanec

Once again, if it is not too late, I would like to strongly object to the scale of the Thatch development proposal.

The 15 unit allowance is a travesty. The number 15 was derived from the fact that in total, there were 15 separate "sites", many of which were campsites/trailer spaces.

To compare the water and sewer footprint of an (8 weeks a year) campsite to a year round condo unit with shower, toilet, dishwasher, kitchen and laundry facilities is absolutely beyond the pale.

The scale of the proposal (# of units) should be severely curtailed in order to preserve the water/sewage integrity of the Spit.

Sincerely,

Steve Salter
#8 - 4150 Parnell Road
Hornby Island BC
V0R 1Z0
250-335-0637

Sonja Zupanec

From: Brodie Porter
Sent: June-19-11 5:36 PM
To: Sonja Zupanec
Subject: FW: Shingle Spit Resorts Ltd.-Thatch Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sonja

This probably should be filed with the Thatch RZ file which I have sent up to the northern office. There is no rule about the LTC not receiving these communications as the public hearing was waived but perhaps this is something that should be discussed with Chris. I have suggested to the Trustees prior to the last LTC meeting that they could receive communications but probably should not go forward with the intention of seeking such comment. I think they can receive the attached but it probably does not have to be on an LTC agenda.

Brodie Porter
Island Planner, Hornby Island Local Trust Committees
Tel: 250-405-5170

From: Janepaintings [janepaintings@comcast.net]
Sent: June 17, 2011 3:40 PM
To: Brodie Porter
Cc: 4816@telus.net
Subject: Shingle Spit Resorts Ltd.-Thatch Proposal



Hello,

We agree with and support the Cooper's concerns for a 15 unit condominium on a very small piece of property. Accomodation for parking will be a major issue. People with condos have visitors who, also, have cars. Limited availability of drinking water is another concern in this area.

We hope that the Local Trust Committee will call for a second public hearing and review this project.

Sincerely,

Benno & Jane Ann Warkentin, owner Unit #1



Top Priorities

Hornby Island

No.	Description	Activity	Received / Initiated	Responsibility	Target Date	Status
1	Vacation Home Rentals - Regulations Review	Staff to develop an enforcement policy and address STVRs in the OCP review	Sep-14-2009	Sonja Zupanec	Sep-30-2011	On Going
2	Official Community Plan and Land Use Bylaw Review	Targetted review and update of the OCP and LUB.	Sep-14-2009	Sonja Zupanec		On Going



Islands Trust

Print Date: Sep-13-2011

Projects

Hornby Island

No.	Description	Activity	Received/Initiated	Status
1	Preparing information material on land use regulations for new property owners to Projects List as a new item		Mar-17-2008	On Going
2	Having a Siting and Use Permit review meeting coordinated with Denman Local Trust Committee and staff; and to use that as an opportunity to plan outreach material for our permits" as item # 8.		Sep-08-2006	On Going



Memorandum

13.1.2

700 North Road Gabriola Island BC V0R 1X3
 Telephone (250) 247-2063 FAX: (250) 247-7514
 Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867
 northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date September 9, 2011 File Number HO/09-C
 To Hornby Island Local Trust Committee
 From Sonja Zupanec, MCIP
 Island Planner
 Local Planning Services
 Re Hornby Island Local Trust Committee:Term in Review 2009 - 2011

LTC Highlights for the term 2009-2011

- Adoption pending of OCP/LUB amendments to permit vacation home rentals
- Advanced the OCP/LUB review for the following term
- Adopted GHG reduction targets and specific objectives, policies and actions for the OCP
- Adopted OCP/LUB amendments for the redevelopment of the Thatch property
- Adopted a LUB amendment for the Syzygy property
- Considered 22 development applications
- Held 44 business meetings
- Held 11 community information meetings
- Held 4 public hearings

Overview of LTC Accomplishments

In addition to working with the Hornby Island community to develop regulations and policies for vacation home rentals, the Hornby Island Local Trust Committee reviewed 22 development applications during this past term. The bulk of the work program involved the vacation home rental review project and updating the OCP with greenhouse gas emission reduction targets. The following table is a summary of the Committee's work during this term:

	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>Total</i>
<i>Regular business meetings</i>	7	9	9	25
<i>Special business meetings</i>	5	8	6	19
<i>Community information meetings</i>	4	2	5	11
<i>Public hearings</i>	1	2	1	4
<i>Resolutions without meeting</i>	2	12	11	25

	2009	2010	2011	Total
Community Information Meeting participants	186	39	188	413
Total applications considered by LTC	6	13	3	22

A "Follow Up Action List" for the term period of 2009 – 2011 is attached for your reference to summarize all completed and outstanding actions.

It has been a pleasure working for you and the residents of the Hornby Trust Area this term.

Sonja Zupanec

Enclosure (1)

copy: Chris Jackson, Regional Planning Manager
David Marlor, Director, Local Planning Services



Follow Up Action Report w/ Target Date

**Hornby Island
Jan-19-2009**

No.	Activity	Responsibility	Target Date	Status
1	Hornby LTC to prepare a letter for the community regarding OCP/LUB review and a Community Meeting on February 22; Trustees Hunt and Law to arrange for local notifications; staff to conduct mailout based on BCAA land owner information once finalized letter is forwarded to staff from Trustee Law	Tony Law Linda Prowse	Jan-20-2009	Done
1	HO-SUB-2007.3 (Snowdon) Chair Bell has signing authority for covenant. Staff to arrange for signing of covenant	Linda Prowse	Jan-26-2009	Done
1	Minutes of October 20, 2008 approved, as amended	Valerie Sonstenes	Jan-30-2009	Done
1	Hornby LTC to release funds from local expense account to cover costs for Development Permit application made by the Hornby and Denman Health Care Society for a new clinic.	Linda Prowse	Jan-30-2009	Done
1	Hornby LTC requests that the Executive Committee to consider an approval mechanism such that the LTC is able to consider covering SUP costs for an application by the Hornby and Denman Health Care Society for a new clinic.	Linda Prowse	Jan-30-2009	Done
1	2009 LTC meeting dates: March 16 date is moved to March 23 (book hall and minute taker, prepare notices; all remaining meeting dates for 2009 are to start at 1:30 p.m. with New Horizons the preferred location; modified meeting date schedule to be added to March 23 meeting for consideration	Valerie Sonstenes	Jan-30-2009	Done
1	Staff requested to add Denman and Hornby Housing Needs Assessment document prepared by the Hornby Island Economic Enhancement Corporation to Hornby+A48 webpage under latest news	Chris Jackson	Jan-30-2009	Done

1	Staff to provide draft build out map to the Local Trust Committee and then forward to the Advisory Planning Commission for comment	Feb-06-2009	Done
1	Staff to advise LTC of APC membership status at next LTC meeting	Feb-13-2009	Done
1	Staff requested to set up a meeting between the Hornby LTC, Denman LTC and staff regarding SUPs	Feb-26-2009	Done
1	Staff to provide a memo advising the status of active Hornby Bylaws	Mar-06-2009	Done
1	Staff to prepare three complete agenda packages available to the public at LTC meetings	Mar-13-2009	Done
1	Staff requested to modify printing of pages such that all pages are aligned the same way.	Mar-13-2009	Done
1	OCp and LUB Review: staff requested to prepare a technical review of the OCP and LUB, prepare a projected budget and timeline analysis for completing OCP and LUB review within this term	Mar-13-2009	Done
1	Staff to update Top Priority List such that Top Priority #1 is removed; Top Priority #3 moves to #1 and be renamed	Mar-13-2009	Done
1	Meeting agenda format modified such that the beginning of the meeting is as follows: 1. Call to Order; 2. Delegations; 3. Town Hall; 4. Approval of Agenda; 5. Minutes; then continue on with agenda using existing layout	Mar-13-2009	Done
1	Staff to present the buildout map to the APC	Jul-13-2009	Done

Mar-13-2009

No.	Activity	Responsibility	Target Date	Status
1	Meeting agenda format modified such that the beginning of the meeting is as follows: 1. Call to Order; 2. Approval of Agenda 3. Delegations; 4. Town Hall; 5. Minutes; then continue on with agenda using existing layout	Becky McErlean	Apr-15-2009	Done

1	Staff to arrange Community Information Meeting for the Four Corners Village Applications (HO-RZ-2009.1) and ensure that the notes from the applicant's open house are available.	Linda Prowse	Apr-15-2009	Done
1	Staff to arrange a Special Local Trust Committee meeting on April 15 or April 17 to begin at 12:30 pm venue to be confirmed	Becky McErlean Valerie Sonstenes	Apr-15-2009	Done
1	Bylaws No. 128 and No. 129 be adopted. Complete follow up bylaw work.	Jacquie Hill	Apr-15-2009	Done
1	Staff to arrange for on-island planning hours in the Green Room behind the community hall and to inform trustees of date(s).	Valerie Sonstenes Sonja Zupanec	Apr-15-2009	Done
1	Trustee Law to e-mail updated version of "heart of the island" to staff for posting on the HILTC website.	Tony Law Linda Prowse	Apr-15-2009	Done
1	Hornby Webpage Updates: <ul style="list-style-type: none"> . Post updated version of HIRRA Enabling Secondary Accomodation Report . Post Heart of the Island (1997 - 1999) Crown Land Report . Post updated LTC Work Program . Take out 	Linda Prowse	Apr-15-2009	Done
1	Staff to check APC membership terms and report back to the Local Trust Committee in April.	Jacquie Hill Valerie Sonstenes	Apr-15-2009	Done
1	Trustee Law to check "Living on Hornby Island" information pamphlet and suggest possible changes.	Tony Law	Apr-15-2009	Done
1	Hornby Island Local Trust Committee agrees to sponsor the application fee for HO-SUP-2009.2 (Health Clinic) - application fee to be refunded to applicant.	Linda Prowse Nancy Roggers Valerie Sonstenes	Apr-15-2009	Done
1	Agenda items for the April 15 (or 17) meeting to include: <ul style="list-style-type: none"> . Visitor Accomodation/Short Term Vacation Rental . Syzygy Coop Rezoning Application . Hornby OCP/LUB Review 	Becky McErlean	Apr-15-2009	Done
1	Minutes of January 19, 2009 approved as written.	Valerie Sonstenes	Apr-15-2009	Done

3

Staff to put together a Terms of Reference/timeline/Budget for the Hornby OCP/LUB review process and present to the LTC a complete list of recommended changes and revisions.

Sonja Zupanec

Sep-30-2009

Done

Apr-30-2009

No.	Activity	Responsibility	Target Date	Status
-----	----------	----------------	-------------	--------

1

HO-RZ-2009.1 Staff to bring forward for the LTC's consideration a report detailing results of the CIM on April 30 and process options for this rezoning application.

Sonja Zupanec

May-28-2009

Done

May-01-2009

No.	Activity	Responsibility	Target Date	Status
-----	----------	----------------	-------------	--------

1

HO-RZ-2008.1 (Sygyzy Co-op)
Staff to draft a LUB amendment and consider a site specific zone to enable the construction of four additional dwellings on the subject property.

Sonja Zupanec

May-28-2009

Done

1

Staff to compile a list of bylaw options and draft a streamlined process for Temporary Use Permitting to address short term vacation rentals.

Sonja Zupanec

Jun-30-2009

Done

4

Staff to post on the HILTC website a copy of the 4 corners rezoning application staff report and LTC statement on K'omox First Nations.

Sonja Zupanec

May-29-2009

Done

4

Staff to forward to Trustees a copy of the 1990 cadastral mapping and work with Trustees to develop a 'before and now' comparison of build out and land use changes for use in a fall 2009 Community Information Meeting for the OCP and LUB review.

Brodie Porter

Aug-25-2010

Done

5

Staff to compile all trustee and APC comments on the draft build out map for consideration of a revised draft map to be used in conjunction with OCP/LUB consultation in fall 2010.

Brodie Porter

Jun-09-2010

Done

May-28-2009

No.	Activity	Responsibility	Target Date	Status
-----	----------	----------------	-------------	--------

1

Refer HO-TUP-2009.1 to APC for comment and return to HOLTC for consideration at earliest date possible (investigate whether this can be considered prior to July LTC meeting).

Sonja Zupanec

Jun-05-2009

Done

1	HOLTC Webpage - staff to make the following changes: -add current rezoning application staff reports; 4 corners resolution and post planner on island office hours; -reorganize links in chronological order and add new headings: housing, K'omoks First Nation. -post CC staff report on STVR; DM report on secondary housing.	Sonja Zupanec	Jun-05-2009	Done
1	HO-RZ-2008.1 (Syzygy Co-op) Staff to amend draft bylaw 135 - minimum lot size to 30 ha (not 16). Draft Bylaw 135 given first reading May 28, 2009. Proceed with referrals to the HOAPC and agencies. Referral comments to be considered by HOLTC at July meeting. Community Information meeting to be scheduled on same day as PH (just prior) after consideration of referral comments.	Jacquie Hill Sonja Zupanec	Jun-30-2009	Done
1	HO-DVP-2007.4 Resolution directing staff to issue DVP.	Linda Prowse Valerie Sonstenes	Jun-30-2009	Done
1	Resolution requesting Chair Bell to write a letter on behalf of the HOLTC to the Chief and Council of the K'omoks First Nation conveying appreciation for the aboriginal awareness workshops.	Louise Bell	Jun-30-2009	Done
1	Adoption of HOLTC meeting minutes: Minutes of March 13, 2009 adopted as amended. Minutes of special meeting May 1, 2009 adopted as amended. (see minutes of May 28, 2009 meeting for complete list of amendments).	Valerie Sonstenes	Jun-30-2009	Done
2	HOAPC Appointments Add APC appointments to the July HOLTC meeting agenda. HOLTC to bring forward names for consideration of appointment of one current vacancy.	Becky McErlan	Jul-01-2009	Done
3	HO-RZ-2009.1 (4 Corners Village) LTC resolution to not consider application further and committee encourages the applicants, if they wish a subsequent application, to engage community, neighbors in particular, to address issues identified by	Valerie Sonstenes Sonja Zupanec	Jun-12-2009	Done

the public, in response to the current application, and to provide more detailed information with respect to groundwater.

Staff to write to applicant advising of the decision; initiating application fee refund, closing file, posting a copy of final LTC resolution on HOLTC webpage.

3	Northern Office BOV appointments HOLTC resolution - LTC supports the coordination of one BOV for the Northern Office's six LTC Areas.	Valerie Sonstenes	Jun-30-2009	Done
4	Error in LTC financial report posted to March 26, 2009 - inform Nancy Roggers of error in OCP/LUB budget.	Sonja Zupanec	Jun-12-2009	Done

Jul-13-2009

No.	Activity	Responsibility	Target Date	Status
1	HO-DP-2009.1 HOLTC resolution from July 13, 2009 to issue permit.	Linda Prowse Valerie Sonstenes	Jul-31-2009	Done
1	HOLTC minutes of May 28, 2009 Adopted as amended [see resolution from July 13, 2009 minutes for corrections on pgs 1, 8, 12].	Valerie Sonstenes	Aug-31-2009	Done
1	HOLTC Resolution to rescind first reading of Proposed Bylaw 135. HOLTC resolution requesting staff to prepare a revised draft bylaw 135 with respect to the rezoning of the Syzygy property by creating a LC1 zone for the portion of the property outside of the ALR and an agricultural zone for the portion property within the ALR site specific to that property. Staff to return the draft bylaw to the LTC for consideration of first reading.	Jacquie Hill Sonja Zupanec	Sep-14-2009	Done

123

2	HO-TUP-2009.1 HOLTC resolution to issue the TUP.	Valerie Sonstenes	Jul-31-2009	Done
2	Regulating short term vacation rentals HOLTC resolution that staff be requested to draft bylaws to amend the OCP and the LUB to enable STVR as an accessory use to a residential use and to enable consideration of TUPs for vacation rentals that exceed what is defined as a residential vacation rental and request that the draft bylaw changes and staff report dated July 13 be referred for legal review.	Sonja Zupanec	Jul-31-2009	Done

2	HOLTLC Special Meeting Resolution that the HOLTLC hold a special meeting on Sunday August 16. Trustees Law and Hunt will contact Valerie with exact time and location for meeting notice preparation. Valerie's note - this meeting is being held Saturday, August 15, not Sunday the 16th	Fred Hunt Tony Law Valerie Sonstenes	Jul-31-2009	Done
3	Hornby Island Advisory Planning Commission Resolution requesting staff to advertise for ONE vacancy on the HI APC and return expressions of interest to the LTC for consideration.	Valerie Sonstenes Sonja Zupanec	Aug-31-2009	Done
4	Hornby Webpage Changes: -add LTC resolution from Four Corners application -move older latest news items to appropriate subheadings -change "General" heading to "Island Information and Reports" -add revised 'Living on Hornby' publication on top of list under "Island Information and Reports"	Sonja Zupanec	Jul-31-2009	Done

Sep-14-2009

124

No.	Activity	Responsibility	Target Date	Status
1	Revise HOLTLC work program to add #1 Bill 27 implementation; and renumber #2 Accessory Vacation Rental and #3 OCP/LUB review.	Sonja Zupanec	Sep-15-2009	Done
1	Staff to contact chair of the Hornby Island APC to follow up on status of the June 2009 referral and remind chair of the 30 day timeline stipulated in APC Bylaw.	Sonja Zupanec	Sep-25-2009	Done
1	Bylaw No. 135 given first reading at Sept 14 HOLTLC meeting. Update proposed bylaw and post online. Prepare and send notices for Community Information Meeting to be held Monday October 19th at 1:00pm (during regular LTC meeting) AND Public Hearing to be held immediately after CIM at 1:30 p.m.	Jacquie Hill Sonja Zupanec	Sep-25-2009	Done
1	HOLTLC meeting minutes July 13 adopted as amended. HOLTLC meeting minutes Aug 15 adopted. HOLTLC closed meeting minutes Sep 15, 2008 adopted. HOLTLC closed meeting minutes May 1, 2009 adopted.	Valerie Sonstenes	Sep-30-2009	Done

1	Meeting with Comox Valley Regional District. Arrange joint meeting of Denman LTC and Hornby LTC with CVRD. Investigate if TAS will be meeting with CVRD regarding NAPTEC and coordinate meeting at same time if possible.	Sonja Zupanec	Oct-30-2009	Done
2	Bill 27 implementation: staff to prepare report with options on OCP climate change policies, actions, target appropriate for Hornby Island.	Sonja Zupanec	Oct-19-2009	Done
4	Send Laura Stringer new bullet to include in Living on Hornby Island brochure from Fred Hunt re: rock removal	Sonja Zupanec	Sep-25-2009	Done
4	Staff to contact Ford's Cove re: DVP application and need for site plan and details for LTC consideration re: request for sponsorship of DVP application fee.	Sonja Zupanec	Sep-30-2009	Done
5	Affordable Housing Covenant Staff to advise B. Weiss to proceed with drafting covenant for LTC review and that staff proceed to enter into cost recovery agreement for legal review of draft covenant prior to LTC consideration.	Sonja Zupanec	Sep-30-2009	Done

Oct-19-2009

No.	Activity	Responsibility	Target Date	Status
1	Proposed Bylaw No. 135 (Syzygy Cooperative) Public Hearing conducted Oct. 19 - no written submissions. Resolution given at HOLTLC meeting Oct 19 for second, third readings and forward to EC for approval. Return proposed bylaw to Nov. HOLTLC meeting if possible for final consideration.	Jacquie Hill Sonja Zupanec	Oct-22-2009	Done
1	Change HOLTLC Nov. meeting time to start at 12:30 p.m. and post notice for planner office hours in Green Room from 10:15 am - 12:00 pm. Tentatively book December 14th for special LTC meeting on Hornby Island (will confirm in November).	Valerie Sonstenes	Oct-30-2009	Done
1	Hornby Island APC Appointment Rudy Rogalsky has been appointed by the HOLTLC to the single vacant position on the Hornby APC. Update database and send orientation package to new member. Send email notice to existing APC members/chair notifying them of new member and providing contact information to all.	Becky McErlean Valerie Sonstenes	Oct-30-2009	Done

2	Climate Change Project Staff to arrange booking and notice of special meeting on Monday November 2nd, 12:30 pm for the purposes of discussing the climate change project for Hornby Island. HOLTC and consultant Pam Shaw to attend. Staff to arrange tentative booking (not notification until confirmed) for a CIM on Wednesday Nov. 25 (book all day until time confirmed).	Valerie Sonstenes	Oct-30-2009	Done
2	Minutes of HOLTC Sept 14, 2009 meeting adopted as amended (see minutes Oct. 19 for list of corrections). Add minutes from Special Meeting of Oct 9, 2009 to HOLTC November agenda for adoption.	Valerie Sonstenes	Nov-02-2009	Done
2	Vacation Rentals - HO-OCP-2009.2 Staff to provide supplemental report to the LTC regarding draft bylaws 137 and 138 that address a) the implications of permitting the use as an accessory use and options to address concerns identified; and if appropriate, b) provide input/options on the IT Policy Statement, including, for example 1) adjusting permitted levels of occupancy such as to make them parallel to bed and breakfast regulations; and 2) requiring vacatin rentals to have TUP in areas with groundwater concerns. (see complete resolution in minutes from Oct 19 HOLTC meeting).	Sonja Zupanec	Nov-16-2009	Done
2	OCP/LUB Review HO-OCP-2009.1 Staff to revise the draft Terms of Reference with options discussed (see Oct 19 minutes) and return to the LTC for consideration at Nov LTC meeting.	Sonja Zupanec	Nov-16-2009	Done
4	Living on Hornby Island hand out Print and three fold 100 copies for November LTC meeting. Post file to Hornby Island webpage and have in-office copies available for distribution with all SUP applications.	Becky McErlean Valerie Sonstenes	Oct-30-2009	Done
7	Hornby Community Profile Staff to coordinate with the consultant the electronic distribution of the draft document to LTC prior to the November meeting and on the Nov agenda for review and comment.	Sonja Zupanec	Oct-30-2009	Done

7 Building on Hornby Island handout
 Staff to review draft handout for technical accuracy and post to Hornby webpage. Trustee Law will work on reformatting a future version and adding supplemental information.

Nov-16-2009

Tony Law
 Sonja Zupanec

Done

8 Staff to update Hornby Island webpage:
 -add Oct 19 staff report HO-OCP-2009.2
 -add planner office hours
 -add Climate Smart link
 -add Pam Shaw's GHG report
 -repost 2003 Advisory Housing report

Nov-16-2009

Sonja Zupanec

Done

Nov-16-2009

No.	Activity	Responsibility	Target Date	Status
-----	----------	----------------	-------------	--------

1	Move agenda items - Chair's Report and Trustee Reports to the beginning of the agenda from now on - just before delegations.	Becky McErlean	Nov-27-2009	Done
---	--	----------------	-------------	------

1	Bylaw 135 Adopted Nov 16, 2009. Update database and bylaw and notify applicant/send copies to agencies and staff.	Jacquie Hill	Nov-27-2009	Done
---	--	--------------	-------------	------

1	HOLTC Special meeting December 14, 20009 Book meeting room and post notice regarding special LTC business meeting (prefer New Horizons) at 12:30 pm. Agenda topics will be limited to: short term vacation rental regulations project; OCP/LUB review project and 2010 meeting dates. Notify APC members to attend if possible.	Valerie Sonstenes	Nov-27-2009	Done
---	---	-------------------	-------------	------

1	OCP/LUB Terms of Reference endorsed by LTC as amended. Post to website. OCP/LUB Timeline - return with amendments to Dec meeting for review.	Sonja Zupanec	Nov-27-2009	Done
---	---	---------------	-------------	------

1	Special meeting minutes Oct 9, 2009 adopted. LTC meeting minutes Oct 19, 2009 adopted. Public Hearing notes Oct 19 received with correction to spelling of last name JELLA.	Valerie Sonstenes	Dec-04-2009	Done
---	---	-------------------	-------------	------

2	Ford's Cove request for DVP sponsorship. LTC Resolution Nov 16, 2009 to sponsor this DVP. Open and assign file (fee to be paid by LTC budget).	Valerie Sonstenes	Dec-04-2009	Done
3	HO-RZ-2009.2 Staff to write to applicant with LTC resolution and clarify next steps.	Sonja Zupanec	Nov-26-2009	Done
4	2010 LTC meeting dates Bring forward revised list of meeting dates for HOLTC consideration on December 14 agenda.	Becky McErlan Sonja Zupanec	Dec-14-2009	Done
5	Update Hornby webpage: -remove 's' from pamphlets -move housing report to proper section -update Climate Change section with CIM notes -date all reports	Sonja Zupanec	Nov-26-2009	Done

Dec-14-2009

No.	Activity	Responsibility	Target Date	Status
1	HO-OCP-2009.2 (Accessory Vacation Rentals)	Sonja Zupanec	Mar-17-2010	Done

HO-078-2009It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee request that staff prepare and return the following for the Local Trust Committee's consideration:

Feb-03-2010

No.	Activity	Responsibility	Target Date	Status
1	Staff to advise the DLPS that any remaining funds from HO OCP project funds may be reallocated to support Northern Federation work program initiatives.	Sonja Zupanec	Feb-05-2010	Done
1	HO-OCP-2009.1 (OCP Review)	Sonja Zupanec	Feb-05-2010	Done

Staff to prepare a revised draft OCP and LUB based on LTC discussion on preliminary amendments and return to LTC for March 17 meeting. Prepare a draft newsletter for LTC review.

RESOLUTION: staff directed to include site specific zone for Downs Point and staff be requested to consult with property owners about the necessary information about the existing dwelling units.

RESOLUTION: staff encouraged to discuss with the owners of Downes Pt., the possibility of a conservation zone being created for the Downes Pt. property.

Staff to forward the endorsed APC Project terms of reference; staff reports and relevant background information to the Hornby APC for review.

1	Ensure all draft minutes to the LTC contain page numbers in the footer.	Becky McErlean	Feb-26-2010	Done
1	Special Meeting Minutes Nov - 2 adopted as amended LTC meeting minutes Nov 16 - adopted as amended LTC meeting minutes Dec 14 - adopted as amended Ensure all draft minutes have footer with date of meeting and page number.	Becky McErlean	Feb-26-2010	Done
1	HO-ALR-2009.1 (Fearman) RESOLUTION: instructing staff to forward the application to the ALC and requesting staff to advise the LTC of relevant policy/regulatory options regarding minimum parcel sizes during the OCP/LUB review.	Marnie Eggen Brodie Porter	Feb-26-2010	Done
1	Climate Change Project Staff be directed to prepare an amending bylaw with the recommended section for Climate Change Adaptation and Mitigation for consideration at the March 17 LTC meeting, incorporating the revisions discussed by the LTC during the Feb 3, 2010 meeting. RESOLUTION: request staff to bring to the LTC, senior staff recommendations and rational on suitable language for OCP policies and actions, specifically on the usage of "shall" "should" and "will".	Chris Jackson Pam Shaw	Feb-26-2010	Done
4	HO-RZ-2009.2 (Hornby Island Resort Ltd) RESOLUTION: that the LTC will review the supplemental information provided by the applicant at the March 17 2010 meeting. Staff to notify applicant.	Sonja Zupanec	Feb-12-2010	Done
5	Staff to send the LTC a word version of the Community Profile for review and mark up.	Sonja Zupanec	Feb-12-2010	Done

Mar-17-2010

No.	Activity	Responsibility	Target Date	Status
1	HOLTC Special Meeting - schedule meeting and prepare agenda for March 25, 2010 after Trust Council. Agenda to include revised climate change bylaw for consideration of first reading and revised accessory vacation rental bylaw for review.	Becky McErlean Valerie Sonstenes	Mar-22-2010	Done

1	Climate Wise Islands Project Staff to revise amending bylaw with LTC comments and return to special meeting on March 25 for consideration of first reading.	Chris Jackson Pam Shaw Sonja Zupanec	Mar-22-2010	Done
1	Resolution: That the LTC order 30 copies of the Islands Trust Story and 6 copies of the SEM publication, funded out of the LTC expense account for 2009/10.	Christine Pritchard Nancy Roggers	Mar-31-2010	Done
1	HOLT meeting minutes February 23, 2010 adopted as amended.	Valerie Sonstenes	Mar-31-2010	Done
1	Resolution that the LTC prepare a submission to the Province of British Columbia with respect to groundwater conservation.	Tony Law	Apr-21-2010	Done
2	HO-OCP-2009.2 (Accessory Vacation Rentals review) Resolution: staff requested to amend bylaws 137 and 138 as directed in the meeting for LTC review during their special meeting on March 25. Attach staff memo outlining requested changes and that next steps will be considered at April LTC meeting.	Sonja Zupanec	Mar-22-2010	Done
3	HO-RZ-2009.2 (Hornby Island Resort Ltd.) Resolution: request staff to prepare amending bylaws for review by the LTC prior to consideration of early agency or APC referrals or community information meeting.	Brodie Porter	Jun-09-2010	Done

130

Mar-25-2010

No.	Activity	Responsibility	Target Date	Status
1	Next Regular Business Meeting to start at 10:15 on April 21.	Becky McErlean Valerie Sonstenes Sonja Zupanec	Apr-09-2010	Done
1	LTC Expense Account: the Hornby LTC releases up to \$500 from 2009/10 LTC expense account for APC costs associated with community meetings in support of the OCP/LUB review.	Nancy Roggers	Apr-12-2010	Done
1	HO-OCP-2010.1 (Climate Wise Islands): - first reading given to Bylaw 139, cited as "Hornby Island Official Community Plan Bylaw No. 104, 2002, Amendment No. 1, 2010" and Bylaw to be forwarded to Public Hearing - Public Hearing date is the evening of May 3rd starting at 8pm, with an Open House starting at 6:30pm	Jacque Hill Chris Jackson Valerie Sonstenes	Apr-12-2010	Done

followed by a Community Information Meeting from 7 to 8 pm
 - Public Hearing preferred to be held at Community Hall, 2nd choice is New Horizons

1	April 21 Agenda Item: Hornby Special Meeting for May 4th: this is a tentative meeting that will be decided at the April 21 regular business meeting; the purpose of the special meeting will be to provide opportunity to consider further readings of Bylaw 139 (Climate Wise Islands); meeting is tentative to start at 10:30 with preference to be held at New Horizons, 2nd choice is the Community Hall	Becky McErlean Valerie Sonstenes Sonja Zupanec	Apr-12-2010	Done
1	HO-SUB-2007.2 (Cox): the Hornby Island LTC instructs staff to enter into a cost recovery agreement with the applicant/property owner so that Islands Trust legal counsel may review the draft	Linda Prowse	Apr-16-2010	Done
1	Website: Staff requested to add the submission on the water modernisation act to Hornby Webpage; staff to add all relevant staff reports to the webpage regarding vacation rentals.	Sonja Zupanec	May-10-2010	Done
1	HO-OCV-2009.2 (Accessory Vacation Rentals) - staff to modify Draft Bylaws 137 as per LTC discussion at meeting; and, staff to coordinate Grapevine insert and mail out to non-resident property owners re: annotated Draft Bylaws 137 and 138. Proceed to early agency notification of draft bylaw preparation.	Sonja Zupanec	Jun-09-2010	Done

Apr-21-2010

No.	Activity	Responsibility	Target Date	Status
1	HOLTC New Special Meeting - staff to schedule, prepare notices and agenda for a special meeting on Tuesday May 4, 2010 starting at 9:30 am in New Horizons (if possible). Agenda to include Town Hall, Applications (DVP Fredbeck, SUB Weiss) and consideration of Bylaw 139 (Climate Change).	Becky McErlean	Apr-28-2010	Done
1	HO-DVP-2009.1 (Ford's Cove, Fredbeck) Resolution: requesting staff to work with the applicant to confirm the closest distance of the structure subject to the proposed variance from the natural boundary of the sea through a revised plan with a view of the a proposed permit being considered by the LTC at its next meeting (tentative May 4).	Marnie Eggen	Apr-29-2010	Done

1	HO-SUB-2009.2 (Weiss) - LTC resolution passed to waive 10% frontage requirement for proposed subdivision.	Linda Prowse	Apr-29-2010	Done
1	HOLTC meeting minutes of March 17, 2010 adopted as amended. See April 21, 2010 minutes for amendment on page 2.	Becky McErlean	May-26-2010	Done
1	LTC Budget breakdown - Resolution that expense budget for 2010/11 be broken down as follows: Trustee Expenses - 1300 LTC Meetings - 3000 APC Meetings - 600 Communications - 500 Special Projects - 500	Nancy Roggers	May-31-2010	Done
2	HOAPC Appointments: HOLTC resolution passed April 21, 2010 to extend three APC appointments to December 31, 2010. Update database and send letter to members notifying of the extension.	Becky McErlean	Apr-30-2010	Done
4	Hornby Community Profile - staff to revise profile with one change as submitted by TL and bring forward to June LTC meeting for endorsement and discussion about next steps.	Sonja Zupanec	Jun-09-2010	Done
Jun-03-2010				
No.	Activity	Responsibility	Target Date	Status
1	Meeting with CVRD - Director of Local Planning Services to be advised of request for meeting together with Denman LTC with CVRD	Courtney Campbell Brodie Porter		Done
2	K'omoks First Nation - Chair to write Chief in response to Apr 28/10 letter indicating LTC interest in Protocol Agreement once resources are in place to proceed.	Brodie Porter		Done
3	HO-RZ-2009.2 (The Thatch) - staff to amend proposed bylaw 141 to address definition and use of accomodation units, size of units and parking requirements and staff to schedule a CIM fro proposed bylaws 140 and 141 in late August, 2010 with notice and advertisement for the CIM.	Brodie Porter	Jul-07-2010	Done
4	HO-DVP-2009.1 and HO-DP-2010.1 Fredbeck - applications defered to allow staff to discuss alternative sites for wind generator with applicant	Marnie Eggen	Sep-30-2010	Done

5	Wind Generators - include issues of site and setback in the OCP and LUB review with reference to guidelines developed by Canadian Association of Wind Generation.	Brodie Porter	Done
6	HO-SUB-2007.2 (Cortan Inc) - Covenants approved and Chair of LTC to sign	Becky McErlan Linda Prowse	Done
7	HO-OCP-2009.1 OCP and LUB Review - schedule working meeting in mid July to review OCP/LUB program.	Brodie Porter	Jul-07-2010 Done
8	HO-OCP-2009.2 Accessory Vacation Rental Review - Proposed bylaws 137 and 138 proceed no further at this time and staff to develop in consultation with Bylaw Enforcement Coordinator recommendations re enforcement policy that state that only vacation rentals with specified characteristics will be subject to enforcement. Bylaw Enforcement Coordinator invited to attend meeting to discuss.	Miles Drew Brodie Porter	Jul-07-2010 Done
9	HO-OCP-2009.2 Accessory Vacation Rental Review - Local Trustees agreed to draft a flyer to communicate change in program for staff and Chair review.	Brodie Porter	Done
10	Community Profile - complete the edits and post on Islands Trust website.	Brodie Porter	Done
11	Work Program Priorities - consider revisions to work program priorities at next LTC meeting.	Brodie Porter	Jul-07-2010 Done
12	APC Vacancy - staff requested to advertise in Grapevine for one position on APC.	Becky McErlan Brodie Porter	Done
13	Website - move May 2010 information from the	Brodie Porter	Done

Jul-07-2010

No.	Activity	Responsibility	Target Date	Status
1	Draft Bylaw 140 (Thatch) amended by deleting	Jacquie Hill Brodie Porter		Done
2	Refer bylaws 140 and 141 (Thatch) to agencies identified by resolution pursuant to s. 879 of Local Government Act.	Jacquie Hill Brodie Porter		Done
3	Staff to schedule a CIM and Public hearing to present bylaws 140 and 141 (Thatch) in evening of August 24 and staff to request the applicant to hold an open house in the afternoon of August 24.	Becky McErlan Brodie Porter		Done
4	LTC minutes of June 3, 2010 amended and approved.	Becky McErlan		Done

5	Staff to enquire as to when applicaton HO-DVP-2009.1 (Fredbeck) can be brought forward for consideration.	Marnie Eggen Brodie Porter	Done
6	LTC Work Program amended to 1) OCP/LUB review; 2) Short Term Vacation Rentals; and 3) Bill 27 requirements.	Brodie Porter	Done

Jul-20-2010

No.	Activity	Responsibility	Target Date	Status
1	HO-SUB-2009.2 (Weiss) Covenant discharge approved.	Linda Prowse		Done
2	Advise N. office RPM and LPS Director of suggested additional agenda items for meeting with CVRD.	Brodie Porter		Done
3	Schedule special LTC meeting for morning of Aug 25 for general business matters and ask Bylaw Enforcement Coordinator if he can report on proposed revisions to STVR Enforcement Policy in afternoon of Aug 25.	Miles Drew Becky McErlean Brodie Porter		Done

4	HO-DVP-2009.1 (Fredbeck) - Staff to examine if application can be considered at LTC meeting in afternoon of Aug 25.	Marnie Eggen Brodie Porter		Done
5	Staff to prepare recommendations on a) policies and regulations that would enable an STVR for a permitted 2nd dwelling on a lot being operated by a resident on that lot; b) policies that would support an enforcement policy approach to STVRs; and c) policy that would enable consideration of rezoning of residential lots for visitor accomodation purposes. STVR policy is to be part of the OCP/LUB review.	Brodie Porter		Done

6	Consider options for a special LTC meeting in September for an OCP/LUB review and provide a progress report at the August 25 LTC meeting on the review and possibilities for a September meeting.	Brodie Porter		Done
7	Arrange for special LTC meetings on Aug 8 and on August 25 (in morning)	Becky McErlean Brodie Porter		Done
7	Staff to arrange meeting of Trustees with CVRD to discuss items.			Done

Aug-24-2010

No.	Activity	Responsibility	Target Date	Status
-----	----------	----------------	-------------	--------

1 HO-RZ-2009.2 (Thatch) - Archaeological Impact Assessment report received. Brodie Porter Done

Aug-25-2010

No.	Activity	Responsibility	Target Date	Status
1	Chair to write K'omoks First Nation that HILTC is interested in arranging a future meeting and will consult with Denman LTC to arrange a time and location.	Louise Bell Brodie Porter		Done
2	OCP policy 6.3.4.1 is to be a subject of discussion with staff advice during OCP review process.	Brodie Porter		Done
3	The letter from John Grunewald, Bonita Thornsby and Margaret Ellis is received and that the Chair write a response advising the LTC will be reviewing the relevant policy during the OCP review and advise them to follow the review process.	Brodie Porter		Done
4	HO-SUB-2010.4 That 10% frontage for remainder Lot B is waived. Staff to advise MoTI.	Linda Prowse		Done
5	Special Meeting - to be arranged for Sept 20, 2010	Becky McErlan Brodie Porter Theresa Vieau		Done
6	HO-DVP-2009.1 and HO-DP-2010.1 Fredbeck - Staff to examine timing to prepare staff report and advise Trustees and insure that report is posted at least 3 days prior to when LTC considers the applications.	Marnie Eggen Brodie Porter		Done
7	Bylaw 139 - adopted OCP amendment re Climate Change	Jacquie Hill		Done
8	Bylaw 140 (OCP amendment - Thatch) - given 2nd reading	Jacquie Hill Brodie Porter		Done
9	Bylaw 140 (OCP amendment - Thatch) - amended by adding	Jacquie Hill Brodie Porter		Done
10	Bylaw 141 (LUB amendment - Thatch) - staff requested to bring to LTC prior to possible 4th reading evidence that parking has been secured inn perpetuity to address development.	Brodie Porter		Done
11	Bylaw 141 (LUB- Thatch) - amend definition of Visitor Accomodation Unit as per LTC direction and add 'the' to s. 9.16.3 and give 2nd reading as amended.	Jacquie Hill Brodie Porter		Done

12	HO-RZ-2009. 2 (Thatch) - staff asked to convey to applicant the LTC's interests in seeing the recommendations of the Archaeological Impact Assessment report considered and implemented and that staff contact the Archaeological Branch to discuss concerns re archaeological interests on this property.	Brodie Porter	Done
13	Trustee Law requested to raise with the local Denman-Hornby BCF Advisory Committee the possibility of greater congestion at the ferry landing due to the possible development of the Hornby Island Resort property and request that a queuing lane be developed and request that BCF respond to this request through the local Denman-Hornby BCF Advisory Committee Chair.	Tony Law Brodie Porter	Done
14	STVR - the Bylaw Enforcement Co-ordinator is asked to comment on the document prepared by Trustee Law dated Aug 20, 2010 containing suggested changes to the Bylaw Enforcement Policy re STVRs and to revisit earlier Bylaw Enforcement Co-ordinator advice that community websites not being acceptable exceptions to advertising as itemized on the 1st item of the proposed policy.	Miles Drew Brodie Porter	Done
15	Work Program - remove item 3 re Bill 27 requirements (Climate Change)	Brodie Porter	Done
16	Website- update STVR section with recent reports and Thatch rezoning with recent reports and add Fredbeck DVP/DP report when ready. Add section on Groundwater and add March 2010 report under 'Island Information and Reports'. Remove Community Profile and Groundwater study from Latest News if suystem provides for such updates.	Brodie Porter	Done
17	CVRD Referral - OCP amendment - Chair to write CVRD and advise that LTC interests are unaffected and staff to advise that SEM and TEM mapping is available. LTC requests DLPS to consult with DTAS re development of a program to familiarize agencies with availability of SEM as a means to assist in their decision making.	Brodie Porter	Done

Sep-20-2010

No.	Activity	Responsibility	Target Date	Status
1	HO-DVP-2009.1 and HO-DP-2010.1 (Fredbeck) - DP amended by deleting	Marnie Eggen Jacquie Hill		Done

2	APC Appointment - prepare a report on when the APC current terms expire and prepare for an in-camera meeting at the next regular LTC meeting to consider APC expressions of interest.	Jacque Hill Brodie Porter	Oct-13-2010	Done
3	OCP Update - amend draft OCP as per discussions	Brodie Porter		Done

Sep-21-2010

No.	Activity	Responsibility	Target Date	Status
1	Bylaw Enforcement Brochure - Up to \$350 approved from LTC expense budget to pay for inserting brochure in Island Grapevine and for this to be carried out asap in coordination with Denman LTC.	Miles Drew Nancy Roggers Stephanie Somers		Done
2	Address STVRs in the OCP update but the current position is that STVR are not permitted and are to be addressed by enforcement policy that establishes a threshold for enforcement.	Miles Drew Brodie Porter		Done
3	STVR Enforcement Policy - bring back resolutions of August 25 with recommendations for implementation and timing.	Miles Drew Brodie Porter	Oct-13-2010	Done

Oct-13-2010

No.	Activity	Responsibility	Target Date	Status
1	Letter to be sent to Mr. Gee acknowledging receipt of his email of Sept 30 and explain that the LTC was is unable to respond at this time after public hearing.	Brodie Porter		Done
2	Address questions re draft OCP raised at LTC meeting	Brodie Porter		Done
3	STVRs 1) Bring revised enforcement policy to next meeting; 2) Advise if revised enforcement policy is contrary to TC Policy (specifically section C.7 d); and 3) Suggest an implementation process for the revised enforcement policy.	Miles Drew Brodie Porter		Done
4	Regional Conservation Plan - advise ITF staff re LTC comments on RCP.	Brodie Porter		Done
5	Request amended meeting schedule for 2011 with monthly meetings between March and Sept to discuss STVR issue and other work items	Brodie Porter Theresa Vieau		Done

6	Request Ministry of Attorney General to designate the Hornby LTC as a local government under the Local Government Bylaw Notice Enforcement Act and to enact a regulation under Section 29 of said Act to apply the Act to the LTC.	Miles Drew	Done
7	Sec 946 Covenant - Yeomans - cost recovery approved.	Linda Prowse	Done
8	Next meeting scheduled for Dec 15, 2010	Becky McErlean Brodie Porter Theresa Vieau	Done
9	APC Appointment - Carol Quin appointed to APC. Staff to send Carol Quin orientation materials etc.	Becky McErlean Brodie Porter	Done
10	APC- Send letter to other persons who submitted expressions of interest for APC membership	Brodie Porter	Done
11	APC - Staff asked to advertise for expressions of interest for three upcoming APC vacancies in local newspaper in late Nov or early Dec for consideration at Dec 15 meeting for assumption of duties on Jan 1, 2011 and consult with trustees for language and papers.	Becky McErlean Brodie Porter	Done

Dec-15-2010

No.	Activity	Responsibility	Target Date	Status
2	Staff requested to communicate with Hornby Conservancy to advise them of the jurisdictions with respect to actions on the foreshore in response to their email of Nov 29, 2010.	Brodie Porter		Done
3	HO-RZ-2009.2 (Thatch) Cost recovery agreement authorized to draft a covenant to address issues of sustainability and conservation and that the covenant be tabled prior to referral of bylaw 141 to Executive Committee. Cost recovery agreement in place and draft covenant is with applicant.	Brodie Porter		Done
4	Bylaw 141 read a 3rd time	Jacquie Hill Brodie Porter		Done
5	HO-SUB-2010.6 (Wai/VanGelder) - 10% frontage exemption granted.	Brodie Porter		Done
6	HO-ALR-2010.1 Downes Point - refer to the ALC with comments as per resolution of LTC.	Brodie Porter		Done

7	Staff to bring to next LTC meeting a report outlining further additions to STVR enforcement policy proposed on Oct 13, 2010 that would identify an implementation process and time and would outline a possible process for improving TUP and rezoning processes,	Miles Drew Brodie Porter	Feb-18-2011	Done
8	HO-OCP-2009.1 - Staff to amend the draft OCP as discussed at Dec 15, 2010 meeting; proceed with work on draft OCP and LUB in accordance with Nov 16 2009 terms of reference that provides an OCP and LUB concurrently; and revised timeline dated Dec 15, 2010 is endorsed.	Brodie Porter		Done
9	CVRD Bylaw 139 - Advise CVRD that interests are unaffected by the proposed bylaw.	Brodie Porter		Done
10	GHG and RAR Budgets - proposed Climate Change pamphlet to be considered and staff asked upon completion of draft to contract for formatting and printing of pamphlet. RAR budget to be reconsidered at next LTC meeting.	Chris Jackson		On Going

Feb-18-2011

No.	Activity	Responsibility	Target Date	Status
1	HO-OCP-2009.1 - STVR - staff to prepare draft bylaws to: <ol style="list-style-type: none"> allow a level of STVR use generally limited to summer months that is limited to social networking sites and word of mouth and is primarily targeted to friends and relatives through the use of enforcement policy to define parameters; allow home vacation rentals for those persons who wanting a more commercial approach through TUPs or rezoning; and staff develop a process to streamline consideration of TUPs that is less expensive to applicant. 			Done
2	HO-OCP-2009.2 - STVR - Staff to schedule a community information meeting to present draft bylaws.			Done
3	HO-OCP-2009.2 - STVR - Enforcement policy adopted as outlined in staff report presented at Feb 18 LTC meeting and staff requested to develop a communications plan as outlined in the report that includes use of the website to notify readers about adopted enforcement policy..	Miles Drew		Done

4	HO-OCP-2009.1 - OCP Review - staff to complete all amendments to draft OCP as per Feb 9 staff report and that further work on OCP and LUB be deferred pending resolution of work program priorities.	Done
5	HO-OCP-2009.1 - Chair will consult with Executive Committee re opportunities for funding to complete OCP and LUB within this term.	Done
6	Work Program Priorities - STVR program established as top priority with OCP/LUB program as second priority.	Done
7	Meeting with K'omoks Nation - Hornby LTC agrees that a meeting with KFN should be held in coordination with Denman LTC in June or September on Denman Island; that Denman and Hornby LTCs share the costs; that the meeting be posted and held as joint LTC meetings; that the public are allowed to attend to view; that food be provided to LTCs and KFN; and that a gift be considered for KFN. Staff asked to further explore arrangements.	Courtney Campbell Sonja Zupanec On Going
8	HO-RZ-2009.2 Hornby Island Resort Ltd. invite applicant to next meeting to discuss applicant's timing requirements. Staff to advise applicant of process options and LTC wil consider at next meeting after hearing about applicant's time requirements as to whether further discussion will be held leading to another public hearing.	Done
9	Denman Bylaw Referrals - advise Denman LTC that Hornby LTC interests are unaffected by bylaws 199 and 200.	Brodie Porter Done

Mar-23-2011

No.	Activity	Responsibility	Target Date	Status
1	Consolidate all STVR correspondence received up to April 18, 2011 and provide on April 27 LTC agenda.	Brodie Porter		Done
2	Resolution HO-006-2011 from the Feb 18, 2011 regarding adoption of Enforcement Policy was rescinded and staff wre requested to include the wording of the rescinded resolution in any materials provided in the upcoming community information meetings regarding vacation home rentals.	Miles Drew Becky McErlean Brodie Porter		Done

3 A resolution that no enforcement be carried out on vacation home rentals for the rest of this term unless a new vacation home rental enforcement policy is adopted was tabled.

Miles Drew
Brodie Porter

Done

4 The term 'vacation home rental' is to be used in all documentation so as to remove any confusion about various terms.

Brodie Porter

Done

5 Staff to make changes to draft OCP regarding vacation home rentals as presented in the March 21, 2011 staff report and as discussed at the March 23, 2011 LTC meeting.

Brodie Porter

Apr-20-2011

No.	Activity	Responsibility	Target Date	Status
1	Staff to:	Miles Drew Brodie Porter	May-11-2011	Done

a. draft OCP amendments to enable VHR as a permitted use as per page 9 of April 19, 2011 staff report

b. draft amendments to LUB to illustrate implementation of draft OCP policy

c. draft enforcement policy for consideration of LTC to bring forward for community comment.

Apr-27-2011

No.	Activity	Responsibility	Target Date	Status
1	Staff to confirm meeting dates and locations and recommend notification processes for Vacation home rental discussion.	Brodie Porter		Done

1 Staff to update HOLTC webpage by removing old application file HO-DVP-2009.1 and updating ecosystem mapping link.

Sonja Zupanec

Apr-28-2011

Done

1 HOLTC resolution to approve draft protocol agreement with CVRD and refer it to the Executive Committee.

Sonja Zupanec

Apr-29-2011

Done

1 Staff to correct the date for RWM 2011.05 to March 27, 2011.

Sonja Zupanec

Apr-29-2011

Done

1 HO-DVP-2011.1 (Wai/van Gelder)

Becky McErlean

May-06-2011

Done

HOLTC resolution to issue DVP. Notify applicants and issue permit.

1	HO-DVP-2011.2 HOLTC resolution to issue DVP. Staff to notify applicant and issue permit.	Becky McErlean	May-06-2011	Done
1	HO-SUB-2010.9 (Costello) HOLTC resolution granting 10% frontage waiver and requesting staff to enter into a cost recovery agreement with applicant for the preparation of a S. 946 covenant with the HOLTC.	Sonja Zupanec	May-06-2011	Done
1	HO-RZ-2009.2 Hornby Island Resort - Staff to propose amendments to proposed bylaw 141 to provide that visitor accomodation units are secondary to a pub and to establish a minimum size or capacity for a pub.	Brodie Porter	May-11-2011	Done
1	HO-OCP-2009.1 and HO-LUB-2011.1 Staff to bring forward report and recommendations to June HOLTC meeting on next steps and information requirements for the OCP/LUB review. Update work program and notify RPM as needed of changes in timeline and budget implications.	Sonja Zupanec	Jun-01-2011	Done
3	Staff to advise Finance that HOLTC wishes to maintain same budget breakdown for 2011/2012.	Sonja Zupanec	Apr-29-2011	Done

May-11-2011

No.	Activity	Responsibility	Target Date	Status
1	Proposed Bylaw 141 (Hornby Island Resort HO-RZ-2009.2) - rescinded 3rd reading, amended bylaw, provided new 2nd reading and waived public hearing - prepare notices and refer for information to selected agencies.	Jacquie Hill Brodie Porter	Jun-01-2011	Done
2	Bylaws 142 and 143 (Vacation Home Rentals) - amended draft bylaws and gave 1st reading as amended. present bylaws at CIM on May 21; refer bylaws to specified agencies	Jacquie Hill Brodie Porter	May-21-2011	Done

Jun-01-2011

No.	Activity	Responsibility	Target Date	Status
1	HO-OCP-2009.1 (OCP and LUB review project) Resolution: Request staff to flag the following issues arising from the Islands Trust Food Security report for the OCP/LUB review: farm worker housing; amenity zoning policy; community food storage facilities; shared equipment storage facilities.	Sonja Zupanec		On Going

Resolution (2010):LTC expresses interest in Toby Islet, Norris Rocks and Flora Islet being rezoned from Rural Residential to Park as part of the OCP and LUB review process and request staff to prepare a report on the conservation values of the islets and to consult with their owners. Consider Ron McMurtrie's comments regarding septic fields expressed in his Oct 17, 2010 email when drafting the proposed LUB.

1	Special Meeting on June 14th for consideration of third reading of Proposed Bylaw 141 (Thatch Resort) and forwarding to Executive Committee.	Brodie Porter	Jun-14-2011	Done
---	--	---------------	-------------	------

Jun-07-2011

No.	Activity	Responsibility	Target Date	Status
1	Proposed Bylaws 142 and 143 (Vacation Home Rentals) given first reading. Forward to public hearing for June 28, 2011.	Jacquie Hill Brodie Porter	Jun-28-2011	Done

Jun-29-2011

No.	Activity	Responsibility	Target Date	Status
1	Book special summer meeting of HOLTC for August 7th 10 am on Hornby. Agenda to be determined with T.Law and F. Hunt.	Becky McErlean Theresa Vieau	Jul-22-2011	Done

1	Staff to provide LTC with latest update on RAR for Hornby applications.	Sonja Zupanec	Aug-03-2011	Done
---	---	---------------	-------------	------

1	September 21 HOLTC agenda to be changed to have Stewardship Awards right after Chair/Trustee Reports. Add 'Community Stewardship Awards Presentation' and info to website under latest news.	Becky McErlean Sonja Zupanec	Sep-21-2011	Done
---	--	---------------------------------	-------------	------

Aug-03-2011

No.	Activity	Responsibility	Target Date	Status
1	Proposed Bylaw No. 141 cited as Hornby Island Land Use Bylaw No. 86, Amendment No. 1, 2010 adopted.	Jacquie Hill	Aug-19-2011	Done



Applications w/ Status - Hornby Island Status: Open

Applications

Rezoning

File Number	Applicant Name	Date Received	Purpose
HO-RZ-2009.2	Hornby Island Resort Ltd. Planner: Sonja Zupanec	Sep-10-2009	Pub, restaurant accommodation, office space, moorage - would like to rebuild after the summer operation of 2010.

Planning Status

Status Date: Aug-03-2011

Final reading and adoption. File to be closed.

Status Date: Jul-05-2011

BL 141 approved by EC. To LTC for final consideration.

Status Date: May-11-2011

BL 141 amended and public hearing waived. Notifications in process.

Subdivision

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2010.1	Helen Grond Planner: Linda Prowse	Apr-08-2010	to create two parcels under Section 946 of the Local Government Act

Planning Status

Status Date: Mar-28-2011

Waiting to receive registered Sec 946 covenant

Status Date: Mar-17-2011

Final letter of approval sent to MOTI

Status Date: Dec-10-2010

Signed section 946 covenant sent to surveyor with instructions to send us the signed covenant and subdivision plan

when registered at Ito

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2010.2	Ron Tuele Planner: Marnie Eggen	Apr-29-2010	

Planning Status

Status Date: Jun-21-2011

Forwarded covenant to applicant for acceptance

Status Date: Jun-16-2011

Rcv'd reviewed covenant from legal counsel

Status Date: Jun-14-2011

Letter to MOTI requesting RAR Assessment Report based on new information and revised PLA

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2010.9	Peter Mason Planner: Sonja Zupanec	Sep-28-2010	To create 2 parcels

Planning Status

Status Date: Jul-01-2011

S.946 covenant drafted and returned to applicant for approval.

Status Date: Apr-27-2011

holtc granted waiver; dvp; cra for covenant

Status Date: Dec-24-2010

Contacted surveyor by phone requesting more information.

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2011.2	Dan Bowen Consulting Services (4583 Central Rd) (Ron Nessman & Karen Ross) Planner: Sonja Zupanec	Jun-10-2011	To create 2 parcels

Planning Status

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
-------------	----------------	---------------	---------

HO-SUP-2011.10

Neil & Jennifer
Fawcett & Haines

Storage and Sleeping Cabin

Planner: Ellen Bird

Planning Status

File Number

Applicant Name

Date Received

Purpose

HO-SUP-2011.7

Reid and Laura
Carter

Jun-03-2011

A single family dwelling to replace the 2 storey dwelling that exist now

Planner: Marnie Eggen

Planning Status

From: Nancy Roggers
Sent: July-28-11 12:41 PM
To: Fred Hunt; Louise Bell; Sonja Zupanec; Tony Law; Becky McErlean
Cc: Craig Elder
Subject: Hornby Expense report - July/11

		Budget	Spent	Balance
Invoices posted to JULY 26, 2011				
635 Hornby	65000 Trustee Expense	1,300.00	986.56	313.44
635 Hornby	65200 LTC Meetings	4,600.00	1,475.61	3,124.39
	65210 APC Meetings			-
	65220 Communications		228.90	(228.90)
	65230 Special Projects			-
	65240 Miscellaneous			-
	TOTAL LTC Local Expense	4,600.00	1,704.51	2,895.49
635 Hornby	72300 OCP/LUB Expense	8,000.00	5,512.18	2,487.82

Thanks!

Nancy Roggers
 Finance Officer

Islands Trust
 #200 1627 Fort Street
 Victoria, B.C. V8R 1H8
 Phone: (250) 405-5154
 Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving island communities, culture and environment

Please consider the environment before printing this email.

From: Nancy Roggers

Sent: August-24-11 1:01 PM

To: Brodie Porter; Fred Hunt; Louise Bell; Sonja Zupanec; Tony Law; Becky McErlean

Cc: Craig Elder

Subject: Hornby expense report - Aug/11

		Budget	Spent	Balance
Invoices posted to AUGUST 24, 2011				
635 Hornby	65000 Trustee Expense	1,300.00	660.09	639.91
635 Hornby	65200 LTC Meetings	3,200.00	1,863.62	1,336.38
	65210 APC Meetings	300.00		300.00
	65220 Communications	400.00	228.90	171.10
	65230 Special Projects	500.00		500.00
	65240 Miscellaneous	200.00		200.00
	TOTAL LTC Local Expense	4,600.00	2,092.52	2,507.48
635 Hornby	72300 OCP/LUB Expense	8,000.00	5,512.18	2,487.82

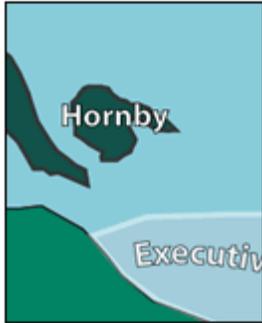
Thanks!

Nancy Roggers
Finance Officer

Islands Trust
#200 1627 Fort Street
Victoria, B.C. V8R 1H8
Phone: (250) 405-5154
Fax: (250) 405-5155
www.islandstrust.bc.ca

Preserving *island communities, culture and environment*

Please consider the environment before printing this email.



Population:
Approximately 1,074

Size:
2,990 hectares (7,388 acres)

Location:
31 kilometres south-east of Courtenay on Vancouver Island.

[Land Use Planning](#)
[Related Planning Services](#)
[Related Resources](#)
[Trust Area Mapping](#)
[Related Links](#)

Hornby Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Hornby Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

September 2011

- [Community Stewardship Award Presentation - Wednesday, September 21st, 2011 at 12:45 p.m., at New Horizons](#)

July 2011

- [Vacation Home Rental OCP Amendment Proposed Bylaw No. 142 \(Executive Committee Approval\)](#)
- [Vacation Home Rental LUB Amendment Proposed Bylaw No. 143 \(Executive Committee Approval\)](#)
- [Notice of Special Local Trust Committee meeting on August 7, 2011](#)

May 2011

- [Notice of Community Information Meeting regarding Vacation Home Rentals May 21, 2011](#)
- [Summary and Proposed Bylaws 142 and 143 re Vacation Home Rentals for May 21 Community Information Meeting](#)

April 2011

- [Notice of Hornby Island Short Term Vacation Rentals and Official Community Plan Community Information Meetings April 2, 4 and 6, 2011](#)
- [Discussion Documents for Short Term Vacation Rentals and Official Community Plan Community Information Meetings](#)

^ [top](#)

Hornby Island Local Trust Committee Projects

Official Community Plan and Land Use Bylaw Review

- **Discussion Documents for April, 2011 Community Information Meeting:**
 - [Draft Hornby OCP Revisions April 2011](#)
 - [Draft Schedule B \(April 2011\) - Land Use Designations](#)
 - [Schedule C - Land Status and Road Designations](#)
 - [Schedule D2 - Environmentally Sensitive Areas](#)
 - [Draft Schedule E \(April 2011\) - Development Permit Areas](#)
 - [Schedule F - Hazard Areas](#)
- [OCP/LUB Project Terms of Reference - November 2009](#)
- [Staff Report - March 2011](#)
- [Staff Report - December 2010](#)
- [Staff Report - October 2010](#)
- [Staff Report - September 2010](#)
- [Staff Report - July 2010](#)
- [Staff Report - March 2010](#)
- [Staff Report - February 2010](#)
- [Staff Report - September, 2009](#)

Committee Links

[Committee Home](#)
[Trustee Membership](#)
[Contact Trustees](#)
[Contact Planning Staff](#)
[Planning Bylaws](#)
[Administrative Bylaws](#)
[Meetings Schedule](#)
[Meeting Agendas](#)
[Meeting Minutes](#)
[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

Vacation Home Rentals

- [Summary and Proposed Bylaws 142 and 143 re Vacation Home Rentals for May 21 Community Information Meeting](#)
- [Discussion Document for April 2011 Community Information Meeting](#)
- [Staff Report - March 21, 2011](#)
- [Staff Report - December 15, 2010 STVR Enforcement Policy](#)
- [Staff Report - September 2010](#)
- [Staff Report - August 2010](#)
- [Staff Report - July 2010](#)
- [Draft Bylaws Permitting and Regulating Short Term Vacation Rentals on Hornby Island 2010](#)
- [Early Referral Letter to Agricultural Land Commission, April 2010](#)
- [Staff Report - March 2010](#)
- [Staff Report and Appendix - December 2009 \(HO-OCP-2009.2\)](#)
- [Staff Report - October 2009 \(HO-OCP-2009.2\)](#)
- [Staff Memo - September 2009](#)
- [Short-term Vacation Rental Staff Report - July 2009](#)
- [Short-term Vacation Rental Survey - Final Results](#)
- [For Discussion: A Proposal For Permitting and Regulating Vacation Rentals](#)
- [Short Term Vacation Rental Staff Report - July 2008](#)

Island Information and Reports

- [Hornby Island Local Trust Committee Submission Regarding Water Act Modernization](#)
- [Hornby Island Community Profile](#)
- [Building on Hornby Island \(October 2009\)](#)
- [Living on Hornby Information Pamphlet \(October 2009\)](#)
- [Hornby Island DRAFT Build Out Map, December 2008](#)
- [Final Report - Results of the Groundwater Geochemistry Study on Hornby Island by D. Allen and M. Suchy April 2002](#)
- [Heart of the Island - A Report on Hornby Vacant Crown Land, 2000](#)

Climate Change Action

- [Staff Report - March 2010](#)
- [Preliminary Climate Change Initiative Report - October 2009](#)
- [Climate Wise Islands Program](#)
- [Newsletter - 2009](#)
- [Fact Sheets](#)
- [Minutes - November 2, 2010](#)
- [Community Information Meeting Notes - November 15, 2009](#)
- [Proposed Bylaw No. 139](#)

Ecosystem Mapping

- [Hornby Island Ecosystem Map 2001](#)

[^ top](#)

Applications

HO-RZ-2009.2 (Hornby Island Resort Ltd. - The Thatch)

- [Staff Report dated December 2, 2010](#)
- [Staff Report dated July 2010](#)
- [Staff Report dated June 2010](#)
- [Staff Report dated March 2010](#)
- [Staff Report dated November 2009](#)

Professional Reports

- [Payne Engineering Report dated January 2009](#)
- [Rezoning Submission dated May 2009](#)
- [Baseline Archaeology Letter dated January 2010](#)

[^ top](#)

Hornby Island Local Trust Committee Work Program

- [Top Priorities](#)

Housing

- [Housing Needs Assessment on Hornby and Denman Island - Final Report](#)
- [Secondary Housing on Hornby Island - Staff Report June 2008](#)
- [Enabling Secondary Accommodation Units on Hornby Island](#)
- [Hornby Island Advisory Housing Committee Report - 2004](#)

K'omoks First Nation

- [K'omoks Treaty Process - Message from Trustees](#)
- [Hornby Island Local Trust Committee Submission to Negotiations Division Ministry of Aboriginal Relations and Reconciliation on Vacant Crown Land on Hornby Island in connection with the K'omoks First Nation Treaty Negotiation, September 2008](#)

[^ top](#)

[Privacy Policy](#) | [Terms & Conditions](#) | [Accessibility](#) | [Copyright](#) | [Search](#) | [Contact](#) | [Webmail](#) | [Home](#)

Copyright © 2008 Islands Trust. All rights reserved.