



**HORNBY ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

**REGULAR BUSINESS MEETING
OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE**

held at 10:30 AM on Tuesday, December 11, 2012 at the Denman Seniors Hall,
1111 Northwest Road, Denman Island, BC

LATE ITEMS, ADDITIONS

**AMENDMENTS/ADDITIONS
TO ITEMS:**

11. LOCAL TRUST COMMITTEE PROJECTS

11.1.3 Letter dated November 3, 2012 from Hornby Island Conservancy regarding Sale of Norris Rocks - *attached*

11.1.4 Submission dated November 23, 2012 from Betty Kennedy and Jeffrey Rubinoff regarding Official Community Plan - *attached*



CHI, Box 55, Hornby Island, B.C. V0R 1Z0



Islands Trust
Local Trust Committee
Hornby Island, B.C.

November 3, 2012

Dear Island Trustees:

It has come to the attention of Conservancy Hornby Island that Norris Rocks is for sale. It is being offered by Ed Handja, agent for Coast Realty, Campbell River, for \$110,000.

The Official Community Plan for Hornby Island (pages 14 and 15) identifies this tiny island as an "important Marine Habitat" for sea-lions, and the immediately surrounding water as important for juvenile rockfish and other species.

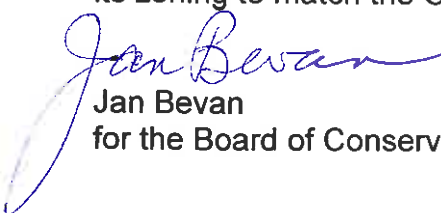
The OCP, in the section Parks and Protected Areas (page 17), includes Norris Rocks. Policies in this section (page 18) apply to areas "suitable for acquisition, dedication, and preservation", and "identified as candidates for parks or protected areas".

However, in the current Land Use Bylaw, Norris Rocks is zoned as R3, Large Lot Residential.

Residential lots require both a water source and wastewater disposal. Norris Rocks is extremely unlikely to have the capacity for either a well or a septic field.

In addition, the island lies barely above the level of a high-tide storm surge, and would be a hazardous location in a severe storm during high tide.

In the opinion of the Board of Conservancy Hornby Island, Norris Rocks is highly unsuitable for residential use. We believe it should be designated a Hazard Area, and rezoned as potential Park. This would identify its appropriate use, and bring its zoning to match the OCP. We request the LTC to take action on this issue.


Jan Bevan
for the Board of Conservancy Hornby Island

**SUBMISSION TO THE HORNBY ISLAND LOCAL TRUST COMMITTEE
REGARDING AN ADDITION TO THE HORNBY ISLAND OFFICIAL
COMMUNITY PLAN:**

November 23, 2012.

From its inception on Hornby Island, the legitimacy of the Islands Trust has been based on transparency and community input regarding all local planning—including zoning and rezoning issues—by way of public hearings.

The BC Local Government Act as posted August 9, 2012 states under "**Public Hearings**

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...(4) A local government may waive the holding of a public hearing on a proposed bylaw if

(a)an official community plan is in effect for the area that is subject to a proposed zoning bylaw, and

(b)the proposed bylaw is consistent with the plan."

This right to waive public hearings is inconsistent with the democratic tradition of Hornby Island as stated above.

Therefore, we, each a member of the Hornby Island Community, request that the OCP clearly state that the right to waive public hearings on the matters of zoning and/or rezoning as contained in the Local Government Act be vacated in favour of the guarantee of public hearings in the case of all zoning and/or rezoning applications.

{ Betty Kennedy: 2750 Shingle Spit Rd. Hornby Island
 { B. Kennedy
 { Jeffrey Rubinfeld: 2750 Shingle Spit Rd Hornby Island
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