



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: October 2, 2015
Location: Room to Grow
 2100 Sollans Road, Hornby Island, BC

Members Present Laura Busheikin, Chair
 Alex Allen, Local Trustee
 Tony Law, Local Trustee

Staff Present Ann Kjerulf, Regional Planning Manager
 Rob Milne, Island Planner
 Vicky Bockman, Recorder

Others Present There were no members of the public - am
 There were no members of the public - pm

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:35 am. She introduced Ann Kjerulf, Regional Planning Manager, and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 7.1.1 Email from Jennifer Eliason dated August 24, 2015 re: Environmental Mapping
- 14.1 Hornby Island Residents and Ratepayers Association (HIRRA) and Comox Valley Regional District (CVRD) Joint Meeting
- 17.1 Motion to Close the Meeting
- 17.2 Recall to Order
- 17.3 Rise and Report

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS - none

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Special Meeting Minutes dated August 31, 2015 - for adoption

The following amendments to the minutes were presented for consideration:

Page 2, second paragraph, first line: change “Riken” to “Reicken”
 Page 2, fourth paragraph, first line: change “McGloughlin” to “McLachlan”
 Page 3, item 4.2.1 and elsewhere in the document: change “Ford’s Cove” to “Ford Cove”

By general consent the minutes were adopted as amended.

6.2 Local Trust Committee Minutes dated August 14, 2015 - for adoption

The following amendments to the minutes were presented for consideration:

Page 5, discussion point 3.6, last bullet: delete the first sentence and replace with “Trustees were not in favour of initiating additional public consultation including another Public Hearing.”
 Page 10, item 12.9, 8th line: change “Lasquiti” to “Lasqueti”

By general consent the minutes were adopted as amended.

6.3 Local Trust Committee Public Hearing Record dated August 14, 2015 - for receipt

Spelling and punctuation corrections were requested as follows:

Page 2 - third and last paragraphs, and page 4 third paragraph: change “Renaldo” to “Ronaldo”
 Page 2 - ninth and tenth paragraphs, and page 3 last paragraph: change “Bouvyer” to “Buvyer”
 Page 3, ninth paragraph, first line: change “Johns” to “John’s”

The Public Hearing Record was received.

6.4 Section 26 Resolutions-without-meeting - none

6.5 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated September 21, 2015

Planner Milne presented the Follow-up Action List and provided updates. He requested direction as to how the Local Trust Committee (LTC) members wish to proceed on the May 15 activity regarding providing environmental mapping to K’omoks First Nation. He referenced the email from Jennifer Eliason that is provided as agenda item 7.1.1 for further consideration of the matter.

Trustees discussed the possible approaches for furthering the action and concluded that they would prefer staff to initiate contact with K'omoks First Nation staff to discuss the environmental mapping.

Trustees confirmed their intention to have at least one Trustee participate in the Executive Meeting by telephone to speak to bylaws under consideration and to answer questions that might arise.

7.1.1 Email from Jennifer Eliason dated August 24, 2015 re: Environmental Mapping

Received.

7.2 Boat Ramp - verbal update

Planner Milne reported that he is working on this issue and that the Ministry of Transportation and Infrastructure will be contacted for input. He advised that it is his intention to have information in advance of the scheduled meeting with CVRD.

8. DELEGATIONS - none

9. CORRESPONDENCE

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

9.1 Letter dated August 11, 2015 from Minister Todd Stone re: BC Ferries and Hornby Island

Late item deferred from August 14, 2015 meeting

Chair Busheikin reported on comments relating to BC Ferries issues made by Minister Stone at the recent Union of BC Municipalities (UBCM) convention.

Trustee Law provided a draft letter to Mike Corrigan, CEO, BC Ferries, regarding the response from Minister Stone for discussion. He reported that the draft requests information on the actual savings achieved on each route and that this information would support the Denman and Hornby Islands Ferry Advisory Committee as they continue to engage in discussions concerning schedule improvements.

The LTC members supported this approach and suggested the letter be copied to Minister Stone along with a request to support the release of this information.

HO-2015-077

It was MOVED and SECONDED,

that the Chair be requested to follow-up on the letter from Minister Todd Stone dated August 12, 2015 by writing to the BC Ferries CEO requesting his support for information and a commitment to assist with Denman and Hornby Islands Ferry Advisory Committee to work on schedule improvements and to copy the letter to Minister Stone requesting the cooperation of his ministry with BC Ferries to release information on route-specific savings achieved through the recent service cutbacks.

CARRIED

9.2 Email dated September 15, 2015 from Joanne Wyvill regarding Hornby Island Provincial Parks Committee (HIPPC) Appointee

Trustee Law provided background on the email and reported that expressions of interest are being sought for the Provincial Parks Committee as well as for the Advisory Planning Commission.

10. APPLICATIONS AND REFERRALS

10.1 HO-SUB-2013.1 Heinegg and Chalfin regarding Section 946 Covenant Cost Recovery

10.1.1 Memorandum dated September 18, 2015

Planner Milne presented the memorandum regarding the cost recovery agreement for legal work on the required covenant for the subject two lot subdivision pursuant to Section 946 of the *Local Government Act*.

HO-2015-078

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee instruct staff to enter into a cost recovery agreement allowing Islands Trust legal counsel to draft and/or review a Covenant under Section 946 for subdivision application HO-SUB-2013.1 (Heinegg & Chalfin).

CARRIED

11. BREAK

By general consent the meeting was recessed at 12:23 pm and reconvened at 12:38 pm.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Communication Strategy for Revised Official Community Plan and Land Use Bylaw

12.1.1 Submission from Trustee Law

LTC members considered the elements of the communication strategy for the revised Official Community Plan and Land Use Bylaw as suggested in the discussion paper on the Hornby Island LTC Work Program drafted by Trustee Law. They prioritized the issues in the plan and identified approaches that might be taken to ensure a widespread dissemination of the information including printed pamphlets and posters, social media and the Islands Trust website.

HO-2015-079

It was **MOVED and **SECONDED**,**

that the Hornby Island Local Trust Committee requests staff to initiate a communications strategy for the revised Official Community Plan and Land Use Bylaw focusing on communications with respect to housing opportunities, economic opportunities, regulations and best practices with respect to building and land development and contact with Hornby Island realtors.

CARRIED

12.2 Local Trust Committee Work Program and Project Prioritization

This item was considered with agenda item 12.1.1.

13. REPORTS

13.1 Work Program

13.1.1 Top Priorities Report dated September 21, 2015

Trustees reviewed Top Priorities Report along with the Hornby Island 2014-2018 Term Goal Setting Session report in their discussion of possible future additions to the Top Priorities. The items for possible future projects outlined in the Work Program draft considered with agenda item 12.1.1 were reviewed.

Trustees discussed possible strategies to initiate the advancement of the goal of relationship building with K'omoks First Nation (KFN). They considered that a meeting with the KFN that included both Denman and Hornby Islands LTCs, with a focus on Trustees listening to issues and matters of interest to KFN, might be an effective approach.

HO-2015-080

It was MOVED and SECONDED,

that the Chair be requested to explore with the Denman Island Local Trust Committee, options for joint relationship building with K'omoks First Nation.

CARRIED

13.1.2 Projects List Report dated September 21, 2015

Planner Milne outlined the Projects List. Trustees reviewed and identified projects that might no longer be needed on the list or could effectively be combined.

HO-2015-081

It was MOVED and SECONDED,

that the following two items be deleted from the Projects List:

- “Review of Siting and Use Permit Bylaw No. 52 regarding applicability to the construction of secondary suites and cottages and research requirements for proof of adequate water and septic capability” and
- “Review and update ‘Building on Hornby Island’ brochure and include HPO information”.

CARRIED

HO-2015-082

It was MOVED and SECONDED,

that the following two items be combined on the Projects List:

- “Review of environmentally sensitive areas OCP map schedule (D2) as a stand-alone mapping project or addition to the Community Profile” and
- “Review Community Profile by adding further information on environmentally sensitive areas and important habitat and including information in Schedule D2 of OCP”.

CARRIED

LTC members requested that the “Islands Trust Hornby Island LTC 2014-2018 Term Goal Setting Session” report and the updated “Hornby Island LTC Work Program: suggestions for LTC Discussion” be placed as standing items in the Work Program agenda section for reference and use when assigning the next available Top Priority.

13.2 Applications Report dated September 21, 2015

Planner Milne summarized the Applications Report.

13.3 Trustee and Local Expense Report August, 2015

Received.

13.4 Adopted Policies and Standing Resolutions

Trustees noted that Standing Resolution HO-IC-2014-001 has expired and will be addressed In-Camera.

13.5 Local Trust Committee Webpage

Trustees requested that the correspondence to Minister Todd Stone and BC Ferries CEO Mike Corrigan be posted to the website when available.

13.6 Chair's Report

Chair Busheikin reported on her attendance at the UBCM convention. She provided a summary of some of the highlights including the passing of a resolution encouraging the Province to make the Natural Area Protection Tax Exemption Program (NAPTEP) available to all municipalities in BC, a session on the Truth and Reconciliation Commission, and Chair Luckham's round-table on marine issues. She reported that topics that the Executive Committee will be addressing include consideration of approval of four Hornby Island bylaws, meeting with the Agricultural Land Commission Chair, and continuation of the Chief Administrative Officer (CAO) hiring committee work.

13.7 Trustee Reports

Trustee Law reported on his attendance at a conference that included the Hornby Island Community Economic Enhancement Corporation and a variety of local groups participating in a panel to address housing issues on Hornby Island.

Trustee Allen reported on the recent Trust Council meeting and outlined several topics that were addressed including the Salt Spring Island Incorporation Study, the Victoria Office Relocation Study Group, and discussion of the Strategic Plan. He noted that he found the interaction with Bowen Island Council and Delegation presentations to have been informative.

Trustees acknowledged their awareness that this is a difficult time for staff with matters under consideration including the transition to a new CAO, the Salt Spring Island Incorporation Study, and Victoria Office Relocation Study. They asked that their appreciation of the situation be relayed to staff and Chair Busheikin indicated that she would communicate this message at the next Executive Committee meeting.

13.8 Electoral Area Director's Report - none**13.9 Trust Fund Board Report dated August, 2015**

Trustee Law provided updates to the Trust Fund Board report including the expansion of the Trust Fund's incentive program NAPTEP, the posting of the Trust Fund's Communications and Fundraising Specialist position, and steps being taken in the trespass situation on Lasqueti Island.

14. NEW BUSINESS**14.1 Hornby Island Residents and Ratepayers Association (HIRRA) and Regional District Joint Meeting**

Trustee Law provided background on HIRRA-hosted meetings with CVRD and attended by Trustees that have occurred regularly in the past to discuss overlapping issues. He remarked that an opportune time for such a meeting would be in the fall or early in 2016. LTC members concurred that Trustees might work on organizing a meeting and report back to the LTC on the progress.

15. UPCOMING MEETINGS**15.1 Next Regular Meeting Scheduled for November 20, 2015 at 11:30 am at Room to Grow, The Hornby Island Resource Centre, 2100 Sollans Road, Hornby Island, BC**

LTC members confirmed that the next meeting is scheduled for November 20, 2015 at 11:30 am at Room to Grow.

16. TOWNHALL - none**17. CLOSED MEETING****17.1 Motion to Close the Meeting**

HO-2015-083

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90 (1)(f) for the purpose of considering Legal Advice/Bylaw Enforcement regarding standing resolution HO-IC-2014.001.

CARRIED

The meeting was closed to the public at 1:59 pm.

17.2 Recall to Order

The meeting was reopened to the public at 2:23 pm.

17.3 Rise and Report

Chair Busheikin reported that in the closed meeting the LTC amended the expiration of resolution HO-IC-2014-001 to March 31, 2016 and asked for a report from the Bylaw Enforcement manager on the issue for their consideration.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:25 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder