



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: March 31, 2017

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: Marnie Eggen, Island Planner
Vicky Bockman, Recorder

Others Present: Approximately thirty-two (32) members of the public – am
Approximately four (4) members of the public - pm

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 10:32 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She welcomed the public and introduced Trustees, staff and the recorder.

2. TOWN HALL AND QUESTIONS

Comments regarding the TELUS antenna siting proposal included the following:

- Opposition to the proposal was expressed with concerns that the process is being rushed. More time is needed for meaningful community consultation and research into alternatives such as fibre optic cables or other systems allowing for telecommunication within Hornby Island in the event of a cable failure;
- Many members of the public opposed the tower based on health risk concerns;
- The location of the proposed tower was considered to be unsafe and unacceptable as too small and too close to the Elder Housing, a nursery, residential housing and the road;
- Concerns were expressed that liability in the event of damage, fire, earthquake or negative health effects has not been determined;
- A point was made that the Local Trust Committee (LTC) should not concur with the process as it conflicts with Official Community Plan policy;
- Support for the tower was stated, citing lack of cell coverage on areas of the island affects emergency services and failure of the existing cable, expected in a few years, would leave many residents vulnerable;
- Formation of a committee to strategize and consider the options was suggested;
- Concerns were expressed that the height and purpose of the proposed tower could be modified in the future;
- Concern was expressed that values of those properties close to the tower would be diminished and owners of nearby properties oppose the tower;

- Concern was expressed that this tower would affect Hornby Island's esthetic value as a retreat;
- A community member indicated personal support for the proposed tower, while acknowledging the lack of community support and contradiction with OCP policy;
- Concern was expressed regarding negative effect on trees and wildlife;
- Negative effects of electromagnetic radiation field on bees was cited as a concern;
- An individual acknowledged that the concerns being expressed as well as the safety issues that would result from lack of proper communications should not be ignored, however, noted that alternatives might prove to be expensive for residents;
- Concern was expressed that the process was flawed, public notification was inadequate, more neighbouring properties should have been contacted; and
- It was suggested that Trust Council develop a protocol for this issue that could be used Trust-wide.

Written comments and a petition were submitted for the record.

A member of the public requested that a summary review of LTC meetings be provided in a local publication for the community's information.

Trustees concluded the Town Hall session with comments that included the following:

- Appreciation was expressed for all who participated in the Town Hall session and provided comments;
- A Trustee noted that he has been working to understand the issues and alternatives within the context of land use planning for the future; and
- The Federal Government has jurisdiction over communication towers, however, assurance was given that all written and verbal submissions would be considered carefully prior to the LTC's concurrence or non-concurrence decision on the matter.

By general consent agenda item 10 was moved to follow item 2.

10. BREAK

The meeting was recessed at 12:17 pm and reconvened at 12:35 pm.

3. APPROVAL OF AGENDA

The following additions and changes to the agenda were presented for consideration:

- Add 14.4 Water Conservation Workshops
- Move item 11.2 to follow item 3

By general consent the agenda was adopted as amended.

11.2 HO-SUB-2017.1 Hoerburger - Fowler Road Closure Referral - Staff Report

Planner Eggen presented the Staff Report that addresses a referral from the Ministry of Transportation and Infrastructure (MoTI) on an application to partially close Fowler Road. She reported that an application has been made to close the unused portion of Fowler Road in order to facilitate a further application to MoTI for a subdivision to consolidate three lots into two lots for greater agricultural use.

ADOPTED

The proponent spoke regarding the proposal and the following was noted:

- Background, history and the desire to increase agricultural use of the land was described;
- The Agricultural Land Commission is supportive of the proposal to include 40 acres and consolidate three lots into two lots;
- The partial closure of Fowler Road is suggested as an option to address the Land Use Bylaw regulation that does not allow split-lot subdivisions;
- Alternative rights-of-way were discussed and not considered to be a viable option; and
- The portion of Fowler Road that is being considered for closure has not generally been used as a public access given the terrain.

Trustees discussed the matter and the following comments were noted:

- An opportunity for the public to offer input regarding the consideration to close the unused Fowler Road access was suggested; and
- Application might be made for a Development Variance Permit to allow a split lot.

HO-2017-016

It was MOVED and SECONDED,

that the Hornby Island Local Trustees be asked to notify the community that the Local Trust Committee will be considering closure of the unused Fowler Road access in order to facilitate consolidation of agricultural lots.

CARRIED

Trustees requested that a brief, updated staff report reflecting today's discussion be brought back for LTC consideration.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING- none

6. MINUTES

6.1 Local Trust Committee Minutes dated January 27, 2017 for Adoption

By general consent the Local Trust Committee meeting minutes of January 27, 2017 were adopted.

6.2 Section 26 Resolutions-without-meeting Report dated March 20, 2017

Received.

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated March 22, 2017

Received.

7.2 Mount Geoffrey Draft Parks Plans - Memorandum

Planner Eggen summarized the Memorandum that provides an opportunity for the LTC to comment on BC Parks and the Comox Valley Regional District draft plans for the regional and provincial parks that protect Mount Geoffrey.

HO-2017-017

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee notify BC Parks and Comox Valley Regional District of the Local Trust Committee's support of the BC Parks Mount Geoffrey Escarpment Park Draft Management Plan and Comox Valley Regional District Mount Geoffrey Nature Park and Crown Land Trails Draft Master Plan and appreciates the public consultation work that was carried out to achieve these plans.

CARRIED

7.3 Provincial Private Moorage Policy Update January 2017 - Memorandum

Chair Busheikin reported that Trust Area Services and Local Planning staff have been asked to respond to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) requesting that additional time be provided prior to implementation of the changes to the Provincial Private Moorage Land Use Policy in order to allow Local Trust Areas to assess the affects in their areas.

8. DELEGATIONS - none

9. CORRESPONDENCE - none

11. APPLICATIONS AND REFERRALS

11.1 HO-OTH-2016.1 TELUS Antenna Siting Proposal - verbal update

Planner Eggen reported that the consultation package has been received and a staff report will be prepared for the LTC's consideration of a concurrence or non-concurrence decision.

Trustees discussed next steps and the following was noted:

- The possibility of a special meeting or early start at the next regular LTC meeting was considered; and
- Options for public presentation of comments were reviewed.

HO-2017-018

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to ask TELUS if they would commit to installing a remote switching unit on Hornby Island as an alternative to the proposed micro tower installation.

CARRIED

HO-2017-019

It was MOVED and SECONDED,

that the May 5, 2017 Hornby Island Local Trust Committee meeting start at 10:30 am.

CARRIED

The New Horizons was suggested as a venue for the next LTC meeting if available.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Relationship Building with K'omoks First Nation - verbal update

Trustee Law reported that the LTC has been invited to the K'omoks First Nation Chief and Council Meeting. Trustees discussed the draft event goals, First Nation customs and inviting the Denman Island LTC as co-participant.

HO-2017-020

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee convey to the K'omoks First Nation the following:

The Hornby Island Local Trust Committee:

- Understands that K'omoks First Nation are original inhabitants of traditional territory that includes Hornby Island;
- Recognizes K'omoks First Nation as a government with jurisdiction over its people, lands, waters, and other matters; and
- Welcomes opportunities for partnerships with K'omoks First Nation that will protect archaeological and ecological values on Hornby Island and its shoreline and that will appropriately recognize and respect First Nation cultural values of the island.

CARRIED

HO-2017-021

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee accept the invitation from K'omoks First Nation to attend a Chief and Council meeting on April 10, 2017 and invite the Denman Island Local Trust Committee to attend and that up to \$200.00 be spent on gifts from the Hornby First Nations Relationship budget.

CARRIED

Discussion followed and it was suggested that staff and Trustees coordinate to purchase blankets as gifts.

12.2 Vacation Home Rentals Policy Review - verbal update

Planner Eggen noted that this review is awaiting the appointment of Advisory Planning Commission (APC) members and reported that expressions of interest

for the APC have been received and will be considered in today's Closed Meeting.

By general consent agenda item 17 was moved to follow item 12.2.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

HO-2017-022

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1)(a) Advisory Planning Commission Appointments and (d) adoption of In Camera Minutes dated December 2, 2016 and that the recorder and staff attend the meeting.

CARRIED

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

17.2 Recall to Order

The meeting was recalled to order at 2:07 pm.

17.3 Rise and Report

Chair Busheikin reported that in the Closed Meeting the LTC adopted minutes from the In Camera meeting of December 2, 2017; and appointed Christine Hunt, Jeff Zamluk, Karen Ross and Julie Peacock to the APC.

13. REPORTS

13.1 Work Program

13.1.1 Top Priorities Report dated March 22, 2017

Received.

13.1.2 Projects List Report dated March 22, 2017

Received.

13.1.3 Hornby LTC 2014-2018 Term Goal Setting Session

Received.

13.1.4 Work Program - Suggestions for Discussion

Received.

13.2 Applications Report dated March 22, 2017

Received.

13.3 Trustee and Local Expense Report dated January, 2017

Received.

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Trustees discussed the request received to publish information on LTC meetings in a timely manner for community information.

HO-2017-023

It was MOVED and SECONDED,

that the Local Trustees write a report with respect to decisions made at the March 31, 2017 meeting through either the Island Grapevine or the Hornby Island Tribune.

CARRIED

By general consent agenda items 13.6 and 13.7 were moved to follow item 14.4.

13.8 Electoral Area Director's Report - none

13.9 Trust Fund Board Report - February, 2017

Received.

14. NEW BUSINESS

14.1 Comox Valley Regional District Regional Growth Strategy Referral - Memorandum

Received for information.

14.2 Shoreline Protection Material - Memorandum

Planner Eggen provided the Trustees with five hard copies of the material requested at the January 21, 2017 meeting for distribution.

14.3 Herring Fishery - discussion

Trustee Law commented on possible approaches to advance an advocacy initiative regarding the herring fishery and Trustees considered options for the proposal that might include a Trust-wide strategy.

HO-2017-024

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request that Trustee Law research the value and appropriateness of advocacy with respect to the herring roe fishery in the Salish Sea and present this information at the May 5, 2017 meeting for discussion.

CARRIED

14.4 Water Conservation Workshops

Trustees discussed the proposal from Trust Area Services to deliver a series of water conservation workshops in partnership with FLNRO. They suggested that Planner Eggen respond with the following comments:

- A workshop on any Friday afternoon in July, except July 7th, was requested;
- Recommendation was made to contact Hornby Water Stewardship, a program of Heron Rocks Friendship Centre; and Hornby Island Community Economic Enhancement Corporation;
- The Community Hall or New Horizons were suggested as a venue; and
- Use of rainwater catchment was suggested as a topic to address.

13.6 Chair's Report

Chair Busheikin reported on an Executive Committee meeting with Malahat First Nation.

13.7 Trustee Reports

Trustee Law reported on his attendance at the following:

- A meeting with FLNRO officials to discuss new regulations regarding groundwater well licensing issues; and
- A housing group meeting.

Trustee Allen reported on the following:

- He attended Trust Council; and
- He is working on a certificate through the Local Leadership Academy.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for May 5, 2017 at 10:30 am at New Horizons, 1765 Sollans Road, Hornby Island, BC

Trustees confirmed the next regular scheduled meeting date, start time of 10:30am, and location.

16. TOWNHALL - none

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:34 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder