

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
SPECIAL BUSINESS MEETING
HELD AT 9:30 AM ON FRIDAY, JUNE 1, 2012
AT NEW HORIZONS, 1765 SOLLANS ROAD, HORNBY ISLAND, BC**

PRESENT: David Graham Chair
 Alex Allen Local Trustee
 Tony Law Local Trustee
 Sonja Zupanec Island Planner
 Vicky Bockman Recorder

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

1. CALL TO ORDER

Chair Graham called the meeting to order at 9:30 am. He welcomed the public and introduced himself, the Local Trustees, the Island Planner and Recorder.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus.

3. MINUTES

3.1 Advisory Planning Commission Minutes dated April 17, 2012

The Advisory Planning Commission Minutes dated April 17, 2012 were received.

3.2 Advisory Planning Commission Minutes dated April 24, 2012

The Advisory Planning Commission Minutes dated April 24, 2012 were received.

3.3 Advisory Planning Commission Minutes dated May 1, 2012

The Advisory Planning Commission Minutes dated May 1, 2012 were received.

3.4 Advisory Planning Commission Minutes dated May 3, 2012

The Advisory Planning Commission Minutes dated May 3, 2012 were received.

4. LOCAL TRUST COMMITTEE PROJECTS

- 4.1 *HO-OCP-2009.1 (Official Community Plan and Land Use Bylaw Review)*
 - 4.1.1 *Draft Official Community Plan dated February, 2011*

Planner Zupanec gave an overview of the scope of the work to be accomplished in this Local Trust Committee Special Meeting. She advised that the draft changes to the Official Community Plan identified in today's discussion will be presented at a future Local Trust Committee meeting for consideration.

Trustee Law noted that the Advisory Planning Commission had inquired as to the present status of Norris Rocks property and he asked for an update. Planner Zupanec provided background on previous correspondence from the owner of the property and stated that more recent communication suggests that there may be interest in rezoning the property, however at this time she had no further update.

The Local Trust Committee reviewed the minutes of the Advisory Planning Commission dated April 17, 2012; April 24, 2012; May 1, 2012 and May 3, 2012. The changes recommended to the Official Community Plan in those minutes were considered and were either accepted as written, referred to Planner Zupanec for rewriting based on discussions, or declined as follows:

Advisory Planning Commission Minutes of April 17, 2012

Section 1

Planner Zupanec will draft changes to the following items as discussed:

- Page 25, first and fourth paragraphs
- Page 26, eighth paragraph
- 1.4 fourth paragraph
- 1.6 demographic data
- 1.6 second paragraph
- 1.6 last paragraph

Section 2

Planner Zupanec will draft changes to the following items as discussed:

- 2.2 Ecosystems, first sentence

Section 3

Advisory Planning Commission recommendations were accepted as written in the following items:

- 3.1 Environmental Stewardship, first paragraph, last sentence
- 3.3.8 Policies

Planner Zupanec will draft changes to the following items as discussed:

- 3.3 Background
- 3.3.1 Policies, first and second sentences

Advisory Planning Commission Minutes of April 24, 2012

Advisory Planning Commission recommendations were accepted as written in the following items:

- Minutes item 2. Review and Approve Minutes of Previous Meeting item 2.1. b. - 3.3.11c Advocacy Policy

Planner Zupanec will draft changes to the following items as discussed:

- Minutes item 3.k) distinguish Federal Departments from Provincial Ministries throughout the Official Community Plan. This item is also referenced in the May 1, 2012 minutes in 2.a).

Section 3

Advisory Planning Commission recommendations were accepted as written in the following items:

- 3.2 Background, Threats to Ecosystems, first sentence
- 3.5.1 Advocacy Policies
- 3.6.6 Advocacy Policies
- 3.7 Background, second paragraph
- 3.7.9 Advocacy Policies

Planner Zupanec will draft changes to the following items as discussed:

- 3.4 Background
- Minutes item 3.l) - Reinstate 3.6.13 from current Official Community Plan. This item is also referenced in the May 2012 minutes in 2.b).
- 3.7 Background, second paragraph

Section 4

Advisory Planning Commission recommendations were accepted as written in the following items:

- 4.2 Background, first sentence
- 4.3.1 Policies
- 4.3.4 Policies
- 4.4 Background, first sentence

Planner Zupanec will draft changes to the following items as discussed:

- 4.4.1 Policies

- Minutes item 3.m), the suggested sentence to be inserted into 4.5 Background
- Minutes 3.p), draft new section into 4.5

Section 5

Advisory Planning Commission recommendations were accepted as written in the following items:

- 5.2.6 create new section and renumber 5.2.6 and 5.2.7
- 5.7, first paragraph

Planner Zupanec will draft changes to the following items as discussed:

- 5.2.8 create a new section

Advisory Planning Commission Minutes of May 1, 2012

Section 3

Advisory Planning Commission recommendations were accepted as written in the following items:

- 3.6 Background

Section 6

Advisory Planning Commission recommendations were accepted as written in the following items:

- 6.1.2 Policies
- 6.1.5 Policies
- 6.2 Objective (9)
- 6.2.7 Policies
- 6.2.13 Policies
- 6.3.1 Background, third and last paragraphs
- 6.3.2.8 Reinstate from current Official Community Plan
- 6.3.3 Background, third paragraph, last sentence

Planner Zupanec will draft changes to the following items as discussed:

- 6.2 Background, second paragraph, line 4; before sentence beginning “The previously designated...” and add a new paragraph
- 6.3.2 Background
- 6.3.2 Objective (3)
- 6.3.2.10 Policies
- 6.3.3.1 Policies
- 6.3.3.2 Policies
- 6.3.3 consider reinstating small Lot Residential/Water Resource Protection Area

Advisory Planning Commission Minutes of May 3, 2012

Planner Zupanec will draft changes to the following item as discussed:

- Minutes, page 4, item a): Change term “joint ownership” to “tenants in common” throughout the Official Community Plan

Section 6

Advisory Planning Commission recommendations were accepted as written in the following items:

- 6.3.3 Policies Background, second paragraph, fourth line
- 6.3.5.12 Rental Housing Policies
- 6.5.2.12 Advocacy Policy
- 6.5.5 Background, second paragraph
- 6.5.5.7 Policies
- 6.6.1.6 (c) Advocacy Policies
- 6.7.2.4 Policies
- 6.10 Objective (7)
- 6.10 Objective (8)
- 6.10 correct the numbering in the Guidelines section

Planner Zupanec will draft changes to the following items as discussed:

- Minutes 3. a) i), ii) and iii)
- Minutes 3. b) i) and ii)
- Minutes 3. c) i), ii) and iii)
- Minutes 3. d) iv)
- 6.3.3.11 draft reinstatement
- 6.3.5.15 Advocacy Policies for Rental Housing
- 6.5.2.6 Policies
- 6.5.3.2 (f) Policies
- 6.5.3.5 Policies
- 6.5.3.6 Policies
- 6.5.3.9 Policies
- 6.5.5 Background
- 6.6.1 Minutes page 5, item q) first paragraph
- 6.10.9 Guidelines

Advisory Planning Commission recommendations declined:

- 6.5.3.5 to define “location and site characteristics” more clearly
- Inclusion of other agencies’ rules and regulations in the Official Community Plan; consider incorporating this information into a stand-alone document for community reference
- 6.3.3 Objective (3) removal
- 6.5.2.1 Policies- reinsertion of “condominium” with the mention of the exception of the Thatch
- 6.5.5.5 (h) Add examples
- 6.6.1 Minutes page 5, item q) second paragraph

HO-029-2012

It was **MOVED** and **SECONDED** that staff update the draft Official Community Plan based on the recommendations discussed at the Special Local Trust Committee meeting of June 1, 2012 and the recommendations by the Advisory Planning Commission of April 17, 2012; April 24, 2012; May 1, 2012 and May 3, 2012 and to return the revised draft Official Community Plan to the Local Trust Committee at a future date prior to public release.

CARRIED

Chair Graham and the Trustees thanked the Advisory Planning Commission for their diligence and excellent work on this project.

Sheila Farrington stated that the Advisory Planning Commission would like to request that all resolutions of the Advisory Planning Commission be read into the minutes of the Local Trust Committee of the meeting at which they are received and she asked if this would be possible.

Discussion followed on this request. It was the consensus that Local Trust Committee minutes are limited in their ability to be expanded and that continuing to include the Advisory Planning Commission minutes as a part of the Local Trust Committee agenda packages as well as posting them to the Islands Trust website would be recommended at this time.

HO-030-2012

It was **MOVED** and **SECONDED** that the Advisory Planning Commission minutes of April 17, 2012; April 24, 2012; May 1, 2012 and May 3, 2012 be posted to the website.

CARRIED

5. NEXT BUSINESS MEETING DATE

The next meeting of the Hornby Island Local Trust Committee will take place on Friday, June 1, 2012 at 12:30 pm at New Horizons, 1765 Sollans Road, Hornby Island, BC

6. ADJOURNMENT

The Chair adjourned the meeting at 11:53 am.

Recorder

Chair