

Hornby Island Local Trust Committee Regular Meeting Agenda

Date: February 2, 2024
Time: 11:30 am
Location: Hornby Island Community Hall
Central Road, Hornby Island, BC

			Pages
1.	CALL TO ORDER	11:30 AM - 11:35 AM	
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."			
2.	APPROVAL OF AGENDA		
3.	REPORTS	11:35 AM - 11:55 AM	
3.1	Trustee Reports		
3.2	Chair's Report		
3.3	Electoral Area Director's Report		
4.	PUBLIC COMMENTS	11:55 AM - 12:10 PM	
5.	DELEGATIONS	12:10 PM - 12:20 PM	
5.1	Stuart Amos regarding the Agricultural Land Reserve and A1 Zoned Properties		3 - 4
6.	MINUTES	12:20 PM - 12:25 PM	
6.1	Local Trust Committee Minutes dated December 13, 2023 - for adoption		5 - 16
6.2	Section 26 Resolutions-without-meeting Report - none		
6.3	Advisory Planning Commission Minutes - none		
7.	BUSINESS ARISING FROM MINUTES	12:25 PM - 12:40 PM	
7.1	Follow-up Action List Report dated January 26, 2024		17 - 20
8.	APPLICATIONS AND REFERRALS	12:40 PM - 1:00 PM	

~ BREAK 1:00 PM - 1:30 PM ~

9. LOCAL TRUST COMMITTEE PROJECTS - none

10. CORRESPONDENCE - none

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

11. NEW BUSINESS - none

12. REPORTS 1:30 PM - 1:50 PM

12.1 Trust Conservancy Report - none

12.2 Applications Report dated January 26, 2024 24 - 26

12.3 Trustee and Local Expense Report dated December, 2023 27 - 27

12.4 Adopted Policies and Standing Resolutions 28 - 32

12.5 Local Trust Committee Webpage

12.6 First Nations Relationship Building Update - verbal

13. WORK PROGRAM 1:50 PM - 2:05 PM

13.1 Active Projects Report dated January 26, 2023 33 - 33

13.2 Future Projects Report dated January 26, 2023 34 - 35

14. UPCOMING MEETINGS 2:05 PM - 2:10 PM

14.1 Date Options for Hornby Local Trust Committee Special Meeting - for discussion

14.2 Next Regular Meeting Scheduled for Friday, April 26, 2024 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC

15. ADJOURNMENT 2:10 PM - 2:10 PM



December 2nd Feb, 2024

Dear Islands Trust Council

Grant Scott GScott@IslandsTrust.BC.ca,

Alex Allen AAllen@IslandsTrust.BC.ca,

Timothy Petersen tpeterson@islandstrust.bc.ca

We, the undersigned owners of Agricultural Land Reserve (ALR) designated, A1 (Islands Trust) zoned property on Hornby Island would like to take this opportunity of the LUB review to requesting an amendment to the Hornby Island Land Use Bylaw Charter that ALR/A1 zoned properties align with BC's current and future Agricultural Land Commission ALC act.

The current Land Use Bylaws (LUBs) regarding ALR and A1 zoned properties on Hornby are unclear and can be contradictory. This makes investment and operation in the agricultural sector and the farms on Hornby uncertain and unstable, threatening our livelihoods and our very existence on the island.

The rules should be clear.

Agriculture is a cornerstone of this community and part of what makes this island unique and special. ALR based businesses on Hornby Island contribute immensely to Hornby's vibrant culture, well-being and are a major source of income for the island.

The majority of our group are full-time residents on the island, and those who are not, regard Hornby as home and are committed to the betterment of our magical island. But our farms cannot prosper without the ability to augment our core activities with ancillary farm uses permitted under ALR rules.

One specific example of ancillary farm use permitted under the ALC act is agrotourism accommodation, usually in the form of glamping.

According to the recent email from Ian Cox, Planner for Island's Trust:

“The ALR Use Regulation allows for “Agri-tourism”, meaning certain activities directly related to agricultural use of a property such as hay rides, educational classes, heritage displays, etc., and also up to 10 “Agri-tourism accommodation units” that must be connected to the “agri-tourism” activities.”

Our glamping units are an important part of the agri-tourism experience we offer and are crucial to supplementing any farming income we may generate and offers numerous advantages, including a light environmental footprint and no impact on the available housing stock. This mode of tourism allows visitors to enjoy the island without straining our housing resources. Being environmentally sensitive and of a small scale, with approved septic and water, they align seamlessly with Hornby Island's ethos of protecting and preserving the unique character of the land through sustainable and responsible land use.

Hornby Islanders strongly support local agricultural practices which are increasingly precious. We would like to see the new community action plan specifically add language that aligns with the ALR Use Regulations. We believe, aligning with ALR rules is the most practical way to do so. We feel that by aligning our local LUB's with a provincial regulating body we will have the best science and support to make farming sustainable on Hornby.

Each of us has a vision for how our farms can be accessible to the community, whether it's visiting our farms, learning about our products, picking, tasting, making our products available, for purchase on site locally and beyond, or the ancillary offerings such as events, musical performances, culinary fare, glamping stays and more. We provide food. Enjoyment. Jobs for the local community. And even, local housing.

We all passionately share in the Islands Trust and the Agriculture Land Reserve's common mission to protect and preserve our precious agricultural land. We want to work together to ensure that our local bylaws give us a clear framework and mandate by aligning to BC's current and future Agricultural Land Commission ALC, allowing farming on Hornby to continue to thrive into the future.

Thank you for considering our request. We look forward to a positive resolution.

Hornby Island Agricultural Association & Agricultural Land reserve Owners.

Represented by:

Little Tribune Farm: Nikki Pierce, Stuart Amos

Lerena Vineyards: Daniel Goodman, Rebecca Goldman

80 Acre Wood: Mike Holmes, Wilfredo Sánchez Vega, Kristen Berg

Fossil Beach Farm: Aileen Fearman, Jeff Zamluk



Hornby Island Local Trust Committee

Minutes of Regular Meeting

Date: December 13, 2023

Location: Electronic Meeting

Members Present: Timothy Peterson, Chair
Alex Allen, Local Trustee
Grant Scott, Local Trustee

Staff Present: Sonja Zupanec, Island Planner
Wil Cottingham, Administrator and Meeting Host
Ian Cox, Planner 2
Margot Thomaidis, Planner 2
Katherine Vogt, Recorder

Others Present: There were approximately fifty-two (52) members of the public in attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 4:34 p.m. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations. He introduced Trustees, Staff and Recorder; and welcomed members of the public. He noted that the recording of the meeting would be available on the Islands Trust website within a few days.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- add item 11.1: Standing Resolution of Motions HO 2021-053 and HO 2021-054

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Allen reported on the following:

- acknowledgement that the island we are gathering on is the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this island.
- at the last Trust Council meeting, the following vision statement was proposed: "through our journey of reconciliation, Islands Trust Council envisions a vibrant

tapestry of caring, diverse, and rural communities within the Salish Sea to flourish in harmony with nature;” and Trustees shared their challenges dealing with short term vacation rentals (STVR)s

- Thank you to the 50 or so members of the public who recently wrote letters regarding vacation rentals to the Local Trust Committee (LTC). The letters were filled with interesting back-stories.

Trustee Scott reported on the following:

- Concerns and unknowns regarding the new provincial housing legislation and how it will affect STVRs.
- To what extent STVRs regulation will affect long-term housing availability.
- Concerns regarding in person versus electronic LTC meetings.
- Public support for proposed changes to the Official Community Plan (OCP) is mixed.

3.2 Chair's Report

Trustee Peterson reported on the following:

- At the last Trust Council meeting, the meeting schedule for next year and work plans were approved.
- Today, the LTC will be receiving a verbal report from staff regarding the Rogers cell tower proposal. At some point, a crown land referral from the Province will be received by the LTC, which precedes any LTC consideration of concurrence.
- New provincial housing legislation will have a direct impact on the LTC’s proposals for regulating STVRs. A request for staff analysis of Bill 35, followed by a hybrid electronic/in-person Community Information Meeting (CIM), preferably prior to the LTC March 2024 meeting, would be helpful.

3.3 Electoral Area Director's Report

None

4. PUBLIC COMMENTS

Members of the public asked or noted the following:

- We own property on Hornby, but have lived off island due to inability to find suitable employment. We have rented our place to the same friends and family for over 30 years. Our place is not empty for 10 months of the year, it is being constantly used. We will not be renting our place long-term if we cannot conduct STVRs. It is very difficult to manage a long-term rental from far away.
- I worked on the Community Profile for Hornby Island, and as of November 2, 2023, there were 131 STVRs advertised, 29 of which did not have names or addresses, and 43 that did not have names. This information needs to be collected. Is it clear that the new provincial housing regulations allow for Hornby Island to be exempt or to opt in? It is very important that our current compliant STVRs remain grandfathered in.

- Hornby had a unique proposed bylaw and solutions to STVRs. If we don't move forward with this, it leaves Hornby extremely vulnerable to a relocation of money from places where STVRs will no longer be permitted. Under new provincial regulations, primary residence conducted STVRs will be allowed to continue; but on Hornby, there are also long-term residents who own non-primary residences from which they conduct STVRs that Hornby wants to be allowed to continue. It is the new investment-based STVRs that Hornby wants to block.
- I was born and raised on Hornby but currently reside in Vancouver. The Province has given you a good solution for the housing problems on Hornby. There are currently no opportunities on Hornby for young families and workers to live on the island year-round. Proliferation of STVRs will decimate the island.
- On Page 70 of the current agenda package, which is the last page of proposed Bylaw No 173, is a map insert that dramatically expands the area of the island classified as heavily developed/high vulnerability aquifer. Where is the scientific justification for this designation expansion and can staff explain this? Schedule D2 Environmentally Sensitive Areas: Aquifers is being used to suppress siting and use permits.
- I have spoken to the Executive Directors of Legislation in both the Housing Ministry and the Ministry of Municipal Affairs, and both have said that, excepting the principal-residence requirement that communities can opt in or out of, that Hornby Island is impacted by every other aspect of the new provincial housing regulation. So, the LTC needs to clarify how this legislation will affect the local situation before any new LTC proposals proceed.
- Many long-time part time residents are now living on the island full-time, which has taken many rentals off the market, whether they were short or long-term. STVRs add about 250 extra visitors to the island per week. Each home, if given four people per home, increases the island population to 3000, while campers, resorts and B&Bs, when full, add about an extra 1000 visitors. STVRs sustain a large group of artists, businesses, and workers throughout the year. It is unknown how many STVRs stop each year. The 2023 Community Profile referring to 131 STVRs is showing a reduction from the 165 counted 3 years ago by the Islands Trust bylaw team. Substantial changes to long time property rights that may remove 1 in 5 jobs and promote economic hardship should be based on facts.
- I encourage the LTC to move forward with First Reading of the proposed OCP bylaw to allow housing security to move forward.
- My parents purchased their property on Hornby in 1975, I do STVRs to maintain the property in the family. Stopping STVRs and visitors on Hornby would cut off many livelihoods. We would have to sell our property if we could not maintain an STVR; and it would be too expensive to develop a long-term rental.
- My parents purchased their property in the 1980s and I have taken over the property, and own one other waterfront property, neither of which would be suitable for a year-round rental. We have 2 STVRs which goes to local hiring, and we spend many weeks ourselves on Hornby. I support good bylaw management of STVRs and the permission to conduct STVRs year-round so that Hornby could have year-round economic support.
- Hornby has always had a housing crisis; now the whole country has one because of all levels of government. When the provincial government banned winter rentals about 4 years ago,

- it created an enormous local housing crisis. We also need a good quality summer campground. STVRs are the one good way to maintain existing middle-class homes because of high taxes and inflation. STVRs should not be conflated with long-term housing. Removing STVRs would plunge many people into poverty.
- Regarding licencing of STVRs, it is important that the carrying capacity of the existing sewage system be considered. As a retired wastewater practitioner, I note that people are unclear on the regulations. For a 2-bedroom household, a system may be designed for a minimum of 3 people or 1000 litres of sewage per day; for a 1 bedroom house it is designed for a minimum of 2 people; and for a 3 bedroom house for a minimum of 4 people; but for each additional person that may be added to that household, one must design for an additional 350 litres per day as per BC sewerage regulation, pages 20 and 21. Yearly annual maintenance is required in BC. STVRs should be required to provide a yearly receipt of this.
 - Trustee Peterson requested that this information be forwarded to Trustees and Staff.
 - Given that the Provincial Government has just made drastic changes to housing regulations, I recommend that the LTC supports the staff recommendation to slow down the OCP bylaw process to allow for staff analysis; for the LTC to immediately start lobbying the Comox Valley Regional District for a Hornby STVR licencing system; for the LTC to continue their focus on affordable housing; for the LTC to consider rising property taxes which have been 20% or \$6000.00 this year for this speaker, which is a hardship for many long-time property owners; and that the LTC encourage the STVR community to use the local STVR website rather than other more global platforms. I am opposed to the opting-in to the principal-residence requirement for STVRs, which excludes many off-island property owners with long generational histories on Hornby.
 - There were 300 signatures collected in 4 hours against the Rogers proposed cell tower, which has been dismissed by consultant Brian Griegg. Planners did not report this in the minutes, have excluded other important information, and made numerous other errors in the public information process.
 - The proposed cell tower brings up questions and concerns around surveillance. A whistleblower has recently come forward with allegations of corruption in Innovation Science and Economic Development Canada (ISED) which the LTC should take into consideration.
 - I would like to see the letter from our lawyer submitted to the LTC for this meeting of December 13, 2023, and that it be posted in full on the Islands Trust website. The Rogers cell tower proposal is in direct violation of the Hornby OCP and is meant to serve other jurisdictions. The public process has been marred by blatant election interference, secrecy, planner overrule of a trustee, and other violations of protocols and process. Trustees should vote non-concurrence today.
 - As a 52-year resident, I would like to opt-in to the new STVR provincial regulations to preserve and protect the island.
 - Where is the data that STVRs could be converted to long-term rentals? I do not want to be a long-term landlord. What will be the enforcement mechanism of STVRs? Anonymous

complaints are unsettling because it can be a form of harassment. As a 19-year resident, I have observed that at every turn, affordable housing is blocked by regulations.

- We have purchased my mother's decades owned Hornby property and use STVRs responsibly for 8 weeks a year to help pay for it. We visit our Hornby residence every month. Many other next generation property owners on Hornby rely on STVRs.
- As a lifetime resident on Hornby with no home, I observe that STVRs are being used to finance second and third homes while others don't even have one home.
- The province should be lobbied to reinstate the ability to provide semi long-term winter rentals. This is impacting the local rental housing supply much more than STVRs; also, I would like for this electronic meeting to provide for the ability to see people at the meeting.
- We use our Hornby home every month and would not be able to convert our STVR to long-term housing; we support other affordable housing initiatives, legal STVRs, and further LTC research.
- There are many responsible STVRs operators whose neighbours are happy with them.
- As the Chair of the Advisory Planning Commission (APC), I urge everyone to read our APC Recommendations document of March 2023. Nowhere in our recommendations were STVRs to be ended as a permitted home occupation; rather, we wanted to find out who is doing what where, and to regulate around water and septic.

By general consent the meeting was recessed at 5:57 pm and reconvened at 6:16 pm.

- The combination of the proposed OCP as it is currently written with the new provincial regulations will eliminate all grandfathered STVRs if the provincial regulation applies to Hornby.
- How can Hornby survive this potentially dangerous provincial legislation, Bill 35?
- A category of STVR, as when a house is for sale and it is being encouraged to be purchased based on its ability to do weekly rentals, is driving increased property prices and needs to be considered.

5. DELEGATIONS

5.1 **Stuart Amos from Hornby Island Agricultural Association regarding Agricultural Land Reserve Regulations**

Stuart Amos spoke on behalf of the Hornby Island Agricultural Association (HIAA), noting a recent letter from HIAA sent to the LTC requesting an amendment to the Hornby Island Land Use Bylaw (LUB) to align Agriculture Land Reserve (ALR) properties zoned ALR A1 on Hornby with the Agriculture Land Commission Act, to safeguard local farmers' livelihoods.

Aileen Savoi, on behalf of HIAA, read out the 2-page letter from HIAA dated December 13, 2023, as contained on pages 4 to 5 on the current agenda package.

5.2 **Margaret Birch from Hornby Island Community Hall Committee regarding Establishment of a Hornby Island Community Heritage Register**

Margaret Birch, on behalf of the Hornby Island Residents and Ratepayers Association (HIRRA), provided a 6-page slide presentation describing the history of the efforts to establish a local Community Heritage Register and a detailed description of Hornby Island's Community Hall and First School, for which Cultural Heritage Statements of Significance have been completed by a hired consultant who is presently developing a statement for Room to Grow.

Margaret Birch conveyed that HIRRA is requesting that the LTC advance the Cultural Heritage Project so that HIRRA may access needed resources to upgrade the Community Hall.

5.3 Hornby Island Short Term Vacation Association regarding the Municipal and Regional District Tax

Michelle Easterly, speaking as a member of the board of the Hornby Island Short Term Rental Association (HISTRA), made up of 120 members with 80 properties, thanked Angelea Hoffner of PlanH Healthy Communities for developing, with help from the Comox Valley Regional District (CVRD), HIRRA, and Denman Works, the 2023 Hornby Community Profile which contains a wealth of housing data, some of which was conveyed at today's meeting. She noted the following:

- Housing needs cannot be addressed by the bylaw changes being considered because 59% of homes on Hornby are now filled by full-time residents and this trend is growing such that 70% of homes could be filled by 2026.
- 115 or 20% of households on Hornby rent. One third of these renters (39) are precariously housed.
- The median rental housing cost on Hornby of \$700.00 is half that of BC; and the precariously housed pay about \$300.00 or less per month. At these low rents, property owners cannot afford to develop rental dwelling units because the actual cost to develop and maintain them would necessitate \$1000.00 rent per month.
- STVRs owners either use their homes throughout the year or cannot afford to develop long-term rental units, so purpose-built rentals will need to be built by a collective.
- The 3% Municipal and Regional District Tax (MRDT) or "pillow tax" charged to visitors of fixed-roof accommodations now provides \$50,000.00 of annual, predictable funds for Hornby and allows for the establishment of a Housing Coordination Program with multiple options for this money.
- If STVRs are stopped, Hornby will lose 75% of this money.
 - A Trustee asked about the other 25% of the MRDT.
 - Emily Mills responded that that money represents resorts and B&Bs on the island, excluding glamping and camping operations, which must be registered to pay the tax.

6. MINUTES

6.1 Local Trust Committee Minutes dated September 8, 2023 - for adoption

By general consent the Local Trust committee meeting minutes of September 8, 2023 were adopted as presented.

6.2 Local Trust Committee Special Meeting Minutes dated September 29, 2023 - for adoption

By general consent the Local Trust committee special meeting minutes of September 29, 2023 were adopted as presented.

6.3 Section 26 Resolutions-without-meeting Report dated December 6, 2023

6.4 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Report dated December 6, 2023

Received.

8. APPLICATIONS AND REFERRALS

8.1 Rogers Cell Tower Proposal - Verbal Update

Planner Thomaidis provided an update on the proposed cell tower, noting the following:

- Ongoing correspondence on this proposal is being received.
- The LTC, at the last meeting, directed the applicant Rogers to engage in more extensive public consultation which has not started yet.
- There has been no change in the status of this referral since the last meeting. The LTC has not yet received a crown land referral from the Province.
- A vote of non-concurrence today is possible, but not advised because the public consultation process has not been completed and the provincial referral has not been received.
- The ISED requirement to complete public consultation within 120 days may not apply given that the LTC has requested further public consultation. Staff will seek more clarity from ISED on this and report back to the LTC at the next available opportunity.
- Staff are working on an applications page on the Islands Trust website where all correspondence and information received about the cell tower proposal can be posted.

Trustee Allen noted that a Hornby group has already communicated to the Province that the proposed cell tower crown land site is wanted for other community uses.

- Chair Peterson added that it would be helpful for the LTC to know what the plans for this space were and to be kept up-to-date.

9. LOCAL TRUST COMMITTEE PROJECTS

9.1 Minor Project: Heritage Register Proposed Project Charter - Staff Report

Planner Thomaidis presented the staff report that recommends that the LTC approve the proposed Heritage Register Project Charter as a minor project for the next fiscal year.

Trustees discussed possible First Nations interests in the project.

HO-LTC-2023-043

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee approve the draft Project Charter version 1.0 for developing a Community Heritage Register as a minor project in the 2024-2025 fiscal year.

CARRIED

9.2 Major Project: Hornby Island Official Community Plan and Land Use Bylaw Review Project - Staff Report

Planner Zupanec presented the staff report that recommends that trustees consider the need for staff review of the new provincial regulations contained in “The Short-Term Rental Accommodation Act,” noting the following:

- First reading of the current draft Official Community Plan (OCP) bylaw should not move forward until an analysis of Bill 35 is completed; so that redundant referrals are not sent out prematurely if the LTC decides to amend their approach to the draft bylaws.
- Current staff understanding is that legal non-conforming status of short-term vacation rentals would be extinguished, as of May 1, 2024, regardless of whether Hornby decides to opt in.
- Regarding the ‘D2 Schedule: Environmentally Sensitive Areas: Aquifers’ referenced in Town Hall, this new map was the outcome of an LTC directive to staff to update the schedule by including 2 new areas of the island in the aquifer designation.
- If the short-term vacation rentals section of the proposed OCP bylaw becomes overly complicated by the new provincial regulations, the LTC has the option of removing it from the current draft OCP bylaw and treating it as a separate project.

A Trustee noted that Temporary Use Permits for short-term vacation rentals and caps on numbers of operating short-term vacation rentals would need extensive review of options, including off-season capacity, CVRD licensing, San Juan Islands examples of regulation, Ed Hoepfner’s septic recommendations, and many other considerations to explore.

Chair Peterson clarified that the existing Hornby Land Use Bylaw permits short-term vacation rentals without restriction, while the new proposed bylaw, in conjunction with the new provincial regulations, would eliminate the potential for all short-term rentals; and that Hornby is unique in being the only Trust area that has an outright permitted use for vacation rentals in the residential zoning.

- Planner Zupanec agreed that other islands in the Trust Area were in a completely different situation than Hornby, given that their Temporary Use Permits-regulated STVRs would not be affected;

HO-LTC-2023-044

It was MOVED and SECONDED,

that prior to consideration of draft bylaws to amend the Hornby Island Official Community Plan or Land Use Bylaw, the Hornby Island Local Trust Committee request staff to prepare an analysis of options and implications of “The Short-Term Rental Accommodation Act (Bill 35)” as it pertains to the regulation or prohibition of vacation home rental use.

CARRIED

HO-LTC-2023-045

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to schedule a special meeting (hybrid or in-person) in February 2024 to consider a staff report and public input on the options and implications of the *Short Term Rentals and Accommodations Act*.

CARRIED

10. CORRESPONDENCE

10.1 Email dated September 7, 2023 from Comox Valley Regional District regarding Regional Parks and Trails Strategic Plan Update

Received for information.

10.2 Letter dated November 29, 2023 from G. Burtinsky regarding Responsibilities and Due Diligence

Received for information.

10.3 Email dated November 29, 2023 from W. Burton & J. Ovitsland regarding APC Recommendations

The Chair of the Advisory Planning Commission (APC), noted the following:

- The intention of the letter was to remind Trustees that we had recommended in our previous referral regarding the “Thatch Condominium Development,” that there was insufficient language in the bylaws governing the Thatch regarding short or long-term rentals at this site; which is notable, now that this development is currently advertising condominiums for sale as “freehold strata” and that they will create and maintain a rental pool.

Planner Cox noted that it appears from preliminary analysis, that the zoning for the Thatch development does allow for both residential and tourist accommodation use and that such was the intent at the time the zoning was adopted; however, it is unknown if

STVRs would still be permitted under the new provincial legislation (Bill 35) if the unit is not an owners' primary residence.

Planner Zupanec offered that staff could include a section on 'implications for other zones' in the upcoming staff analysis of Bill 35 report, which would include the Thatch Development.

11. NEW BUSINESS

11.1 Standing Resolution of Motions HO 2021-053 and HO 2021-054

Trustee Allen introduced a new Standing Resolution motion to address the December 31, 2023 expiry date of both previous LTC Standing Resolution motions HO-2021-054 and HO-2021-054; to better reflect the current housing reality; and to allow the LTC to address housing in a way that did not need to be continuously renewed.

HO-LTC-2023-046

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee directs Bylaw Compliance and Enforcement staff to temporarily withhold enforcement against unlawful dwellings upon receipt of a written complaint, unless any of the following conditions apply:

- a) There is a complaint from an immediate neighbour;
- b) There is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement; and
- c) There appears to be more than one unlawful dwelling on a lot.

Nothing in this enforcement policy should be interpreted as giving permission to violate the Hornby Island Land Use Bylaw and the Hornby Island Local Trust Committee may change this policy or give direction to expand enforcement activities at any time.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report - none

12.2 Applications Report dated December 6, 2023

Chair Peterson clarified that the applications HO-DVP-2023.2 and HO-SUP-2023.11 were two separate applications at the same address; but that one was for a Development Variance Permit and the other was for a Siting and Use Permit.

12.3 Trustee and Local Expense Report dated October, 2023

Received for information.

12.4 Adopted Policies and Standing Resolutions

12.5 Local Trust Committee Webpage

12.6 2024 Local Trust Committee Meeting Schedule - Staff Report

Planner Thomaidis and Planner Cox spoke on the staff report prepared by Planner Cox that proposes LTC regular business meeting dates for 2024.

HO-LTC-2023-047

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee schedule its regular business meetings on the following dates in 2024: April 26, June 14, and November 1; and that staff be requested to investigate February 2 or 9 and September 6 or 13 as additional meeting dates.

CARRIED

Trustee Scott commented that the members of the public who attended the current meeting from Room to Grow did not constitute a true hybrid meeting because there was no staff attendance there.

Trustee Allen noted that Room to Grow is not big enough to handle the large numbers of members of the public who want to attend meetings.

Chair Peterson clarified that in person meetings would be the default on Hornby; and that hybrid in-person/electronic meetings would be ideal going forward; and that the anticipated fibre optic infrastructure will make hybrid meetings much easier.

13. WORK PROGRAM

13.1 Active Projects Report dated December 6, 2023

13.2 Future Projects Report dated December 6, 2023

14. UPCOMING MEETINGS

14.1 Next Regular Meeting To Be Decided

Chair Peterson noted that staff would be reporting back on whether February 2nd or 9th 2024 would be a possible next LTC meeting date.

15. ADJOURNMENT

By general consent the meeting was adjourned at 8:11 p.m.

Timothy Peterson, Chair

Certified Correct:

Katherine Vogt, Recorder

DRAFT

Follow Up Action Report

Hornby Island

20-Jan-2023

Activity	Responsibility	Dates	Status
1 Staff to work with ROGERS to prepare a report including an analysis on consultation completed to date and comparison with Hornby Strategy for Antenna Systems; summary of public correspondence received to date and next steps in the application process.	Margot Thomaidis	Target: 08-Sep-2023	Completed

16-Jun-2023

Activity	Responsibility	Dates	Status
1 Staff to prepare a Project Charter for the Community Heritage Register for the 2023/2024 fiscal year, with scope and objectives as defined by the Local Trust Committee. (PENDING)	Margot Thomaidis	Target: 08-Sep-2023	Completed

08-Sep-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Hornby Island

08-Sep-2023

Activity	Responsibility	Dates	Status
1 Rogers Communications Proposed Cell Tower Referral: ·Staff to work with Rogers to ensure that any future written notification meets the Hornby Antenna Strategy notification content requirements. ·Staff to work with Rogers to provide a list of addresses of property owners and residents not yet notified of the proposal, within a notification distance of ten metres for every one metre in height from the base of the proposed antenna structure. ·Rogers to send written notice of the proposal to the remaining identified property owners and residents, School District, and ambulance services. ·Staff to review Rogers' plans for an additional public information session.	Margot Thomaidis		Completed
2 Staff to amend the current OCP/LUB Project Charter by removing references to TUPs for short term vacation rentals.	Sonja Zupanec		Completed
3 Staff to amend the current OCP/LUB Project Charter to correct the error discovered in the PU(a) zone to include Community Housing.	Sonja Zupanec		In Progress

13-Dec-2023

Activity	Responsibility	Dates	Status
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Follow Up Action Report

Hornby Island

13-Dec-2023

Activity	Responsibility	Dates	Status
1 LTC Resolution passed: Staff to schedule a special meeting February 2024 (hybrid or in-person) to bring forward a report with current information on the options and implications of provincial STVR legislation (<i>STRAA</i>) relating to OCP review major project.	Ian Cox Sonja Zupanec Wil Cottingham		In Progress
2 Staff to investigate 2024 regular LTC business meeting dates. Endorsed: April 26, June 14, November 1 Investigate February 2 and 9, with potential additional meeting date of September 6 or 13	Ian Cox Wil Cottingham		Completed

Follow Up Action Report

Hornby Island

13-Dec-2023

Activity	Responsibility	Dates	Status
3 Planning staff to notify bylaw enforcement staff of LTC resolution and update deadlines for standing resolutions HO-2021-053 and HO-2021-054 as follows: The Hornby Island Local Trust Committee directs Bylaw Compliance and Enforcement staff to temporarily withhold enforcement against unlawful dwellings upon receipt of a written complaint, unless any of the following conditions apply: a) There is a complaint from an immediate neighbour; b) There is a referral from an agency responsible for health and safety issues that is doing concurrent enforcement; and c) There appears to be more than one unlawful dwelling on a lot. Nothing in this enforcement policy should be interpreted as giving permission to violate the Hornby Island Land Use Bylaw and the Hornby Island Local Trust Committee may change this policy or give direction to expand enforcement activities at any time.	Daniel Schneider Ian Cox Warren Dingman	Target: 14-Dec-2023	Completed



File No.: HO-3400-02-2022.1
(Rogers Communications)

DATE OF MEETING: February 2, 2024
TO: Hornby Island Local Trust Committee
FROM: Northern Team
SUBJECT: ISED Canada Antenna Systems Consultation Process

PURPOSE

To provide the Hornby Island Local Trust Committee (LTC) with information obtained from Innovation, Science, Education and Development Canada (ISED) regarding the public consultation process and required 120 day timeline contained in the *Radiocommunication and Broadcasting Antenna Systems Client Protocol Circular CPC 2-0-03 (CPC)*.

The LTC has requested the proponent, Rogers Communications, conduct additional consultation to the default CPC standard per its adopted *Hornby Antenna Strategy*. Staff had previously advised that because of the additional request, the 120 day deadline for the TLC to provide its letter of concurrence or non-concurrence may no longer apply.

At its regular electronic meeting on December 13, 2023, the LTC received a verbal update from staff on the status of the proposal providing the following:

- Ongoing public correspondence about the proposal is being received and posted to a dedicated page on the Islands Trust Hornby web page.
- At its previous meeting, the LTC directed the proponent to engage in more extensive public consultation which has not yet begun.
- Staff will further investigate the requirements if the ISED consultation timeline and provide clarity at the next possible opportunity.

At the time of this Memorandum, staff has reviewed a new public notification package prepared by the proponent which they intend to be received by residents within the updated notification radius on February 2, 2024, per the LTC request. No provincial Crown Land referral has yet been received and no request for concurrence from the proponent. Following the new public notification, a summary of all public and proponent submissions and responses should be provided to the LTC prior to a request for concurrence.

The LTC has requested information about when it could provide its response of concurrence or non-concurrence considering the original 120 day ISED consultation deadline has passed. Attached is an email received by staff from ISED in response to this question. The letter explains that ISED expects a Land Use Authority (LUA) and proponent to work together in good faith throughout any extended consultation process, but that no specific timeline is mandated in such cases unless the LUA specifically sets a deadline as part of the additional consultation request.

Submitted By:	Ian Cox, Planner 2	January 18, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	January 23, 2024

ATTACHMENTS

1. ISED Email Response

From: Pungente, Ken (ISED/ISDE) <ken.pungente@ised-isde.gc.ca>
Sent: Thursday, January 11, 2024 3:52 PM
To: Ian Cox
Cc: Nathaniel, Ayaz (ISED/ISDE)
Subject: RE: Local Government Consultation Process for Antenna/Communications Towers

Hello Mr. Cox,

Sorry for the delay and thank you for your question regarding the consultation requirements between a proponent and a Land-Use Authority (LUA).

Whether the proponent is following an antenna siting process established by an LUA or following the ISED default consultation process, the expectation is that a consultation process will normally be completed within 120 days. Within this 120 day consultation period, ISED does not stipulate exactly when the LUA consultation is to be completed or when the LUA is required to provide the letter of concurrence or non-concurrence, as situations can vary (it could be during the 120 days or after 120 days if circumstances so warrant).

When unavoidable delays occur during the consultation process that exceeds the 120 days, by either the proponent or LUA, ISED expects that the parties will continue to stay engaged in the process by maintaining open lines of communication. If the proponent or LUA is not responsive during this process, either party may contact ISED for guidance. ISED may either support additional time to provide a response or we may consider the consultation process concluded.

Once the LUA is ready to issue a letter of concurrence, the issuance of the "Letter of Concurrence" will successfully conclude the LUA consultation process. In the event the LUA issues a letter of non-concurrence, this may or may not conclude the consultation process, as the proponent has the option to formally request in writing to ISED to enter into Dispute Resolution. At that point, ISED will determine whether Dispute Resolution is warranted or not.

I hope this response addresses your questions, but would also be happy to discuss in more detail over a call.

Regards,

Ken Pungente
Director, Coastal Offices, STS-Western Region
Innovation, Science and Economic Development Canada / Government of Canada
Ken.Pungente@ised-isde.gc.ca /

Directeur, bureaux côtiers, SST-Region de l'Ouest
Innovation, Sciences et Développement économique Canada / Gouvernement du Canada
Ken.Pungente@ised-isde.gc.ca /



Applications

Development Permit

File Number	Applicant Name	Date Received	Purpose
HO-DP-2023.2	Ford's Cove Marina Ltd. Planner: Ian Cox	24-Nov-2023	PID: 005-574-285 renovation of existing cabins at Ford's Cove Marina on Hornby Island.
Planning Status			
Status Date: 05-Dec-2023 Under staff review.			

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
HO-DVP-2023.2	Ron McMurtrie & Associates Planner: Ian Cox	26-Sep-2023	PID: 003-603-806 proposing to move the existing septic system at 6555 Anderson Drive on Hornby Island.
Planning Status			
Status Date: 03-Jan-2024 On hold pending updated information on septic field location and new plans. Applicant indicates March/April 2024.			
Status Date: 03-Oct-2023 Under staff review. X-Ref HO-SUP-2023.11			
Status Date: 27-Sep-2023 File opening letter sent to applicant.			



Applications

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2023.13	Bank, Jane	23-Nov-2023	PID: 001-495-526 construction of studio at 7150 Anderson Drive on Hornby Island.

Planner: Gillian Nicol

Planning Status

Status Date: 11-Dec-2023

Under review. Awaiting legible plans and KFN CHIP permit information.

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2023.14	Ford's Cove Marina Ltd.	22-Nov-2023	

Planner: Ian Cox

Planning Status

Status Date: 05-Dec-2023

Waiting for applicant to return with the CHIP permit and the preliminary filed reconnaissance and post impact survey completed before proceeding with the Site and Use permit. Review email correspondence in folder for reference.

Subdivision

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2023.1	Berman & Gray, Michael & Catherine	20-Jun-2023	PID: 000-095-826 subdivision of 10 acre lot into 2 5-acre parcels at 1305 Sollans Rd on Hornby Island.

Planner: Marlis McCargar

Planning Status

Status Date: 26-Sep-2023

Referral response sent to the MOTI. Awaiting MOTI PLR.

Status Date: 08-Sep-2023

Planner sent email to applicant asking for clarification.

Status Date: 04-Sep-2023

Planner reviewing file.



Subdivision

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2023.2	Grayson & Mason, John & Peter Planner: Margot Thomaidis	06-Dec-2023	PID: 002-658-755 to create 4 parcels for residential use at 7000 Anderson Rd. on Hornby Island.
Planning Status			
Status Date: 11-Dec-2023 Planner reviewing			
Status Date: 06-Dec-2023 File opened & assigned to Planner for review			

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
HO-TUP-2020.3	Hornby Island Co-Operative Association Inc. Planner: Ian Cox	28-Oct-2020	PID: 026-371-791 Water extraction & sales Civic address: 5875 Central Road, Hornby Island, BC.
Planning Status			
Status Date: 10-Jan-2024 Transferred from M. McCargar to I. Cox - bring update staff report forward at next LTC meeting opportunity , target February 2, 2024.			
Status Date: 15-Sep-2022 File transferred from RPM Kauer to Island Planner Marlis McCargar. No water license has been received as of this date. The permit expires on March 26, 2024 but the use is not permitted until a water license has been received.			
Status Date: 25-Oct-2021 File transferred from Planner Cox to RPM Kauer.			

Islands Trust
LTC EXP SUMMARY REPORT F2024
Invoices posted to Month ending December 2023

635 Hornby	Invoices posted to Month ending December 2023	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-635	LTC "Trustee Expenses"	244.00	0.00	244.00
LTC Local				
65200-635	LTC - Local Exp - LTC Meeting Expenses	861.00	2,043.15	-1,182.15
65210-635	LTC - Local Exp - APC Meeting Expenses	333.00	430.28	-97.28
65220-635	LTC - Local Exp - Communications	250.00	0.00	250.00
65230-635	LTC - Local Exp - Special Projects	276.00	0.00	276.00
TOTAL LTC Local Expense		<u>1,720.00</u>	<u>2,473.43</u>	<u>-753.43</u>
Projects				
73001-635-2004	Hornby OCP/LUB	15,000.00	260.30	14,739.70
TOTAL Project Expenses		<u>15,000.00</u>	<u>260.30</u>	<u>14,739.70</u>

Hornby Island Local Trust Committee Policies & Standing Resolutions

No.	Meeting Date	Resolution No.	Issue	Policy
1.	January 27, 2017 <u>UPDATES-below:</u> September 28, 2018 November 6, 2020 October 8, 2021	HO-2017-011 <u>UPDATES-below:</u> HO-2018-070 HO-2020-081 HO-2021-053	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED that the Hornby Island Local Trust Committee adopt the following Standing Resolution: 1. That whereas the Hornby Island Local Trust Committee intends to facilitate a community process to review residential density to address community housing needs, which may result in amendments to the Official Community Plan and Land Use Bylaw, it is resolved that related enforcement actions against properties identified as: a) Lot B, Section 15, Hornby Island, Plan 24652 (1655 Central Road); b) Lot B, Section 6, Hornby Island, Plan 30442 (7205 Central Road); and c) Lot 6, Section 10, Hornby Island, Plan 26332 (2475 St. Johns Point Road) shall be held in abeyance; 2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Hornby Island Land Use Bylaw No. 150 and the Hornby Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice; and 3. That unless the Hornby Island Local Trust Committee extends the effective period, this enforcement policy expires on October 31, 2018 or when the housing needs project is complete, whichever is the sooner.
2.	August 3, 2018	HO-2018-044	Processing non-medical cannabis retail license applications	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following Standing Resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal.

No.	Meeting Date	Resolution No.	Issue	Policy
				- However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - Name of the applicant and a description of the proposal in general terms - The location of the proposed establishment and the subject site - The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered. - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - How public comments may be submitted to the Local Trust Committee.
3.	September 28, 2018	HO-2018-070 See HO-2017-011 above	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee extend the effective period of Standing Resolution HO-2017-011 to expire on October 31, 2020 or when the Housing Review Project is complete, whichever is the sooner.
4.	January 25, 2019	HO-2019-007	Notices of intention to apply for a federal cannabis license	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following standing resolution: “That the Hornby Island Local Trust Committee request that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.”

No.	Meeting Date	Resolution No.	Issue	Policy
5.	May 24, 2019	HO-2019-038	First Nations Relationship Building	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
6.	January 24, 2020	HO-2020-013	Bylaw Enforcement to undertake proactive enforcement of non-compliant STVRs	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following Standing Resolution: authorize proactive enforcement of the Hornby Island Land Use Bylaw No. 150 regulations for Vacation Home Rentals. Short Term Vacation Rentals that have one or more of the following characteristics, will be subject to proactive enforcement: • Non-compliant Short Term Vacation Rentals are advertised on the internet, newspapers or other media. • More than one dwelling on the lot is made available simultaneously for a Short Term Vacation Rental.

No.	Meeting Date	Resolution No.	Issue	Policy
				- While the property is rented, additional persons are staying in tents, trailers or recreational vehicles. - There are issues related to health and safety in accordance with the Land Use Bylaw. - There is more than one complaint from the immediate neighborhood (defined as being within 200 meters of the subject property) regarding issues related to the Short Term Vacation Rental, such as noise, parking congestion, more than one guest/party in a week, or too many people. - The residential dwelling being used as a Short Term Vacation Rental does not meet the following criteria for Short Term Vacation Rentals from the Hornby Island Official Community Plan Bylaw No. 149: - that the owner or tenant of the parcel is ordinarily resident on the property and the vacation home rental use is occurring during the temporary absence of the owner or tenant; or - where the owner or residential tenant of the parcel resides seasonally in the dwelling and the vacation home rental use is occurring during the absence of the owner or tenant; or - where the owner or residential tenant is residing in another lawful dwelling on the property while the vacation home rental is occurring. - The Short Term Vacation Rental is not managed locally, or was purpose built to be a Short Term Vacation Rental. - A complaint is made by an official of a government regulatory body or the bylaw enforcement officer and it concerns overuse of water, inadequate septic capacity, or too many buildings on the property.
7.	June 26, 2020	HO-2020-055	Standing Resolution regarding Restaurant Expansion during COVID Emergency Response - Staff Report	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following standing resolution: That the Hornby Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Hornby Island Local Trust Area.
8.	November 6, 2020	HO-2020-074	Proactive Enforcement of Year-Around Unlawful Housing	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following Standing Resolution: That enforcement on unlawful permanent dwellings be deferred until such time that the Local Trust Committee can review the critical housing supply issue on Hornby Island or until December 31, 2021.

No.	Meeting Date	Resolution No.	Issue	Policy
9.	November 6, 2020	HO-2020-081 See HO-2017-011 HO-2018-070 above	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee amend the expiration date of Standing Resolution No. HO-2017-011 to December 31, 2021.
10.	October 8, 2021	HO-2021-053 See HO-2017-011 HO-2018-070 and HO-2020-081 above	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED, that Hornby Island Local Trust Committee amend the expiration date of Standing Resolution No. HO-2017-011 to December 31, 2023.
11.	October 8, 2021	HO-2021-054	Enforcement actions on unlawful permanent dwellings – deferral	It was MOVED and SECONDED, that Hornby Island Local Trust Committee adopt the following Standing Resolution: That enforcement on unlawful permanent dwellings be deferred until such time that the Local Trust Committee can review the critical housing supply issue on Hornby Island or until December 31, 2023.
12.	September 9, 2022	HO-2022-053	Model Cell Tower Consultation Process	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems.

Active Projects Report

Hornby Island

1. Major Project - Comprehensive OCP Review

Responsible

Dates

Topic areas of focus: First Nations, Short Term Vacation Rentals, Housing, and the Riparian Areas DPA and that the project include APC recommendations regarding the LUB referenced in the March 26, 2021 LTC meeting agenda package. Update: add consideration of steep slope area regarding heritage portion of central road to ford cove and consideration of wetland categories.

Sonja Zupanec

Rec'd: 06-Nov-2020

2. Minor - Advocacy, Policy

Responsible

Dates

Establish a heritage register. LTC resolution to endorse project charter December 13.

Ian Cox

Rec'd: 13-Dec-2023

Margot Thomaidis

Future Projects Report

Hornby Island

1. <i>OCP</i>	Responsible	Date Received
- Ford's Cove Neighbourhood and Transportation Plan - Aquifer Classification System: A review of the aquifer classification system as described in the email letter from Sadie Chezenko dated December 19, 2021 - Freshwater Sustainability: LTC project absorbed into regional project managed by RPC in 2018-2022 term		09-Sep-2022
2. <i>OCP & LUB</i>	Responsible	Date Received
- Climate Change: Address climate change through amendments of OCP policies and LUB regulations - Regional Conservation Plan: Consider amendments to the OCP and LUB that would make these documents consistent with the Regional Conservation Plan		09-Sep-2022
3. <i>Advocacy and Communications</i>	Responsible	Date Received
- Marine Protection: Ongoing participation in public education, advocacy and regional processes with respect to the marine environment and shoreline protection.		09-Sep-2022
4. <i>LUB</i>	Responsible	Date Received
- Consider zoning amendments to allow chickens (but not roosters) in all zones. - Consider excluding cisterns from setback regulations.		09-Sep-2022

Future Projects Report

Hornby Island

5. *Administrative*

Responsible

Date Received

- Consider the use of Covenants (enabled under S. 219 of the Land Title Act) in conjunction with rezoning applications, to reduce the direct impacts of development on Indigenous culturally sensitive areas.

20-Jan-2023

6. *Bylaw Enforcement*

Responsible

Date Received

7. *First Nations*

Responsible

Date Received

- Participate in heritage and traditional knowledge mapping with the K'omoks First Nation.
- Consider the use of covenants in conjunction with rezoning application to reduce the direct impacts of development on indigenous culturally sensitive areas.
- improve communications with K'omoks First Nation by setting up regular LTC/Chief and Council meetings to discuss a wide range of issues of mutual concern.
- Consider the development of an agreemetn similar to the qathet Regional District, City of Powell River and Tla'amin First Nation.
- Work with K'omoks First Nation to determine how they wish to be engaged, information circulated in review of development and policy plans.
- Consider inviting K'omoks representatives to attend as non voting members and Advisory Planning Commission and Local Trust Committee meetings.

05-May-2023