



Hornby Island Local Trust Committee

Minutes of Regular Meeting

Date: June 16, 2023

Location: Electronic Meeting

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

Staff Present: Renée Jamurat, Regional Planning Manager
Sonja Zupanec, Planner
Margot Thomaidis, Planner 2
Wil Cottingham, Administrator
Katherine Vogt, Recorder

Others Present: Brian Gregg, Consultant for Rogers Communications Inc.
There were approximately fifteen (15) members of the public and no members of the media in attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 11:36 am. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations. He introduced himself, Trustees, Staff, and Recorder and welcomed members of the public. He noted that the meeting was being livestreamed and recorded.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. RISE AND REPORT - none

4. REPORTS

4.1 Trustee Reports

Trustee Allen reported on the following:

- Recent attendance as a member of the Regional Planning Committee working group on housing which is currently compiling housing option ideas.
- Looking forward to attendance at the upcoming annual Comox Valley Regional District (CVRD) meeting on June 19, 2023; to be hosted electronically and to be attended by Denman Island representatives also.

- Looking forward to attending the upcoming Trust Council meeting to be held in person on Gabriola Island in late June.

Trustee Scott reported on the following:

- Appearance on Hornby Community Radio last Saturday with Albini-Patrick Lapierre for a discussion on Trust issues.
- Acknowledgement that the objections to the proposed cell tower are that it would be too close to people, to the recycling depot, and to future community housing; but that it is supported by many younger people who no longer have land lines, and by Hornby and Denman medical personnel who have sent a strong letter of support for the tower.
- Acknowledgement that Short Term Vacation Rentals (STVRs) provide needed revenue for many locals.

4.2 Chair's Report

Chair Peterson reported on the following:

- The recording of the previous Hornby Island Local Trust Committee (LTC) regular meeting on May 5, 2023 is unfortunately irretrievable due to technical difficulties.
- Working as a member of the Executive Committee on the agenda for the upcoming June Trust Council meeting.
- Looking forward to the next Hornby LTC meeting in September which will be held in person.

4.3 Electoral Area Director's Report

None.

5. PUBLIC COMMENTS

Members of the public noted the following:

- Ross Birchall, Founder and Managing Partner of Wellesley Consulting Group (WCG) based in Victoria, spoke on providing Trustees with a formal introduction to his working on behalf of the Hornby Island Community Economic Enhancement Corporation (HICEEC), noting that they had recently applied for funding to Island Coastal Economic Trust (ICET) to prepare a comprehensive economic development strategy for Hornby Island, highlighting the urgent need for workforce and other affordable housing for which two parcels of land have been identified. Other options being pursued are Crown Land and potential joint partner ventures with Kómox First Nation (KFN). Various other funders, partners, and stakeholder opportunities are being actively pursued by HICEEC. He welcomed any support that the LTC could provide in moving the HICEEC endeavors, still in their early stages, forward.
 - A Trustee asked how well Hornby could compete against much larger municipalities for the Union of BC Municipalities (UBCM) Complete Communities Grant funding.
 - Consultant Birchall responded that HICEEC itself is an ineligible applicant and must partner with an organization such as the Islands Trust or the Comox Valley Regional District (CVRD) to be considered for funding. The UBCM eligibility criteria are infrastructure and transportation requirements for servicing a housing development.

UBCM is looking for a cohesive plan. HICEEC has missed this year's May 2023 application deadline and would need support from the LTC to request a deadline extension.

- A Trustee responded that unfortunately no information for the LTC to consider had been received yet.
- Another member of HICEEC noted that small communities are at a disadvantage for funding compared to large municipalities. Unconventional housing ideas are currently being looked at and it is hoped that the LTC will be supportive in shepherding such ideas through the regulatory process in a timely manner. The Hornby community is at risk of falling apart if workforce housing is not provided quickly.
- The LTC needs to question the biological safety, hackability, and purpose of 5G technology in relation to artificial intelligence and surveillance applications; and to investigate if alternatives to 5G for cell coverage are available.
 - A Trustee noted that, in the absence of a cell tower in a remote location, there is a device called weBoost for homes and RVs; also, that the recent Rogers report does not adequately address wireless effects on wildlife; also, that the recent Rogers report repeats the same broadly used cell phone industry mantra statistic that 80% of 911 calls are made through a smart phone which is a 2016 California statistic, of which 35% of such calls were either non-emergency or unintentional.
- A staff member of HICEEC requested that the LTC consider supporting the HICEEC Workforce Development Project with letters of support; by fixing zoning bylaws to allow housing on Public Use (PU) zones; and through the provision of wording for tiny homes, RVs, and other higher density developments.
 - The Chair invited that HICEEC could email pertinent information to the LTC prior to the upcoming September regular LTC meeting.

6. DELEGATIONS - none

7. MINUTES

7.1 Local Trust Committee Minutes dated May 5, 2023 - for adoption

By general consent the Local Trust Committee meeting minutes of May 5, 2023 were adopted as presented.

7.2 Section 26 Resolutions-without-meeting Report - none

7.3 Advisory Planning Commission Minutes - none

7.4 Local Trust Committee Special Meeting Minutes dated April 17, 2023 - for adoption

By general consent the Local Trust Committee special meeting minutes of April 17, 2023 were adopted as presented.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List Report dated June 8, 2023

A Trustee expressed concern that the congratulations letter to the new Chief and Council of Kómox First Nation was still undone.

- Regional Planning Manager Jamurat clarified that an Indigenous Coordinator had been hired but would not be starting until this July; and, that efforts would be made to expedite letters to First Nations.

8.2 Rogers Cell Tower Proposal - update for information

Planner Thomaidis presented the staff memorandum: 'Hornby Rogers Cell Tower Proposal,' dated June 16, 2023, that updates Trustees that staff have received a summary package from Rogers that details their public consultation and correspondence to date. Staff will be analyzing the summary and preparing a report for the next LTC regular meeting in September.

Consultant Brian Gregg noted the following:

- The proposed tower for Hornby is on Provincial Crown Land, so Rogers must follow the provincial communication sites process to receive a License of Occupation.
- Ideally, the Islands Trust would be aligned with the Province, which has the ultimate authority over land use.
- The Federal Ministry of Science and Economic Development (ISED) would defer to the Province unless an error was noted. ISED has an impasse process to make intervening land use decisions, but this option is undesirable and very rarely utilized.
- The provincial formal notification process for the Hornby cell tower has just begun and may be a multi-year process.

9. APPLICATIONS AND REFERRALS - none

10. LOCAL TRUST COMMITTEE PROJECTS

The Chair permitted that Item 10.2 be addressed before Item 10.1.

10.1 Local Trust Committee Project Prioritization - Staff Report

Planner Thomaidis presented the staff report that asks Trustees to select a Minor Project for the current fiscal year.

HO-LTC-2023-028

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to prepare a Project Charter for the Community Heritage Register for the 2023/2024 fiscal year, with the scope and objectives to be determined by the Local Trust Committee.

CARRIED

10.2 OCP/LUB Review Project - Endorsement of Revised Project Charter

Planner Zupanec presented the staff report that asks Trustees to consider endorsing an updated draft Project Charter for the Official Community Plan (OCP) and Land Use Bylaw (LUB) review project noting the following:

- The updated Project Charter clarifies which bylaws will be drafted by planning staff.
- Komoks First Nation has indicated that they are interested in participating in this bylaw drafting process, the capacity funding for which will be clarified as soon as possible to meet with them. It is expected that First Nations referral staff would be going over the draft bylaws with Islands Trust planning staff over several meetings prior to endorsement by Chief and Council. This is a new collaborative process that is being piloted and has not been tried by the LTC before.
- Planners will work on two draft bylaw amendments to the OCP and one to the LUB: 1) regarding increasing housing options; 2) updating First Nations references; and 3) regarding restricting STVRs.

HO-LTC-2023-029

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee amend the Official Community Plan/ Land Use Bylaw Review Project Charter Version 2.1 by removing the words under the In Scope Section “explore use of” and replacing with the words “to require a.”

CARRIED

The wording change amendment made in Motion HO-LTC-2023-029 pertains to temporary use permits for short term vacation rentals.

HO-LTC-2023-030

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee amend the Official Community Plan/ Land Use Bylaw Review Project Charter Version 2.1 by adding a fifth bullet in the Deliverables Section that reads: “Post Bylaw Adoption Community Information Materials.”

CARRIED

Planner Zupanec noted that community information materials would be focused on advising residents of changes to STVRs and housing regulations.

HO-LTC-2023-031

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee amend the Official Community Plan/ Land Use Bylaw Review Project Charter Version 2.1 by removing Bullet 5 from the In Scope Section; and by adding to Bullet 4 of the In Scope Section; so that Bullet 4 reads: “Permitting secondary suites or attached/detached secondary dwellings on lots over 2 HA where septic capacity allows and sufficient groundwater is available.

CARRIED

HO-LTC-2023-032

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee endorse the revised Project Charter Version 2.1, dated June 16, 2023 to reflect the revised timeline and deliverables of the Official Community Plan and Land Use Bylaw Review project, as amended.

CARRIED

By general consent, the meeting was recessed at 1:24 pm and reconvened at 1:40 pm.

11. CORRESPONDENCE - none

11.1 Proposed Additions to Tribune Bay Park, Hornby Island Inter-Agency Consultation on Park Designation from BC Parks dated May 30, 2023

Planner Thomaidis explained that the letter addressed to the LTC from BC Parks was received very recently and was regarding Class A park designation for two new lots around Tribune Bay. The letter allows comments for BC Parks until June 30, 2023. A Trustee appreciated that BC Parks previous consultation with the community was well done.

Trustees received the letter for information.

12. NEW BUSINESS

12.1 Freedom of Information and Protection of Privacy Bylaw - for adoption

Trustees received the June 2, 2023 Request For Decision on the bylaw that updates for current legislation and schedule of fees.

HO-LTC-2023-033

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 171, cited as "Hornby Island Local Trust Committee Freedom of Information and Protection of Privacy Bylaw No. 171, 2023" be adopted.

CARRIED

13. REPORTS

13.1 Trust Conservancy Report - none

13.2 Applications Report dated June 8, 2023

Received.

13.3 Trustee and Local Expense Report dated April, 2023

Received

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

14. WORK PROGRAM

14.1 Active Projects Report dated June 8, 2023

Received

14.2 Future Projects Report dated June 8, 2023

Regional Planning Manager Jamurat clarified that business cases for major projects for the 2024/2025 fiscal year would be approved by Trust Council in October 2023.

A Trustee noted that the LTC had not met with KFN for many years.

HO-LTC-2023-034

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request Staff to work on a business case on Project No.7 "First Nations" as a major project for the 2024/2025 fiscal year.

CARRIED

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for Friday, September 8, 2023 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC

16. ADJOURNMENT

By general consent the meeting was adjourned at 2:17 pm.

Timothy Peterson, Chair

Certified Correct:

Katherine Vogt, Recorder