



Hornby Island Local Trust Committee

Minutes of Regular Meeting

Date: November 1, 2024
Location: Hornby Island Community Hall
 Central Road, Hornby Island, BC

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

Staff Present: Jason Youmans, Senior Policy Advisor (electronic)
 Renée Jamurat, Regional Planning Manager (electronic)
 Ian Cox, Planner 2
 Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately eight (8) members of the public in attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 11:33 a.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations and spoke of K'ómoks First Nation's history on Hornby Island and Islands Trust's commitment to meaningful reconciliation.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 12.1 to be heard following Item 7.

By general consent, the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Allen reported the following:

- Attended Trust Council and noted divisiveness amongst members resulting in upcoming discussion on conduct; and
- Staff capacity issues causing delay in work of the Local Trust Committee.

Trustee Scott reported the following:

- Attended Trust Council;
- Noted staff capacity issues affecting Local Trust Committee projects; and
- New Chief Administrative Officer has been hired who might be able to address reasons for staff shortages.

Regional Planning Manager Jamurat joined the meeting at 11:43 a.m.

3.2 Chair's Report

Chair Peterson reported the following:

- Attended Union of BC Municipalities convention during which trustees and staff met with representatives from the Ministry of Municipal Affairs, Ministry of Housing, and Ministry of Forests, and participated in sessions on strengthening responsible conduct, addressing systemic racism, advancing reconciliation, and mental health and wellness for elected leaders;
- Attended Trust Council and noted level of discourse which is being discussed at Executive Committee;
- Participated in Committee of the Whole meetings to work on draft Policy Statement;
- Attended talk with Doug White III, former Snuneymuxw First Nation Councillor and Special Council to Premier of BC;
- Recently hired CAO, Rueben Bronee, brings many years of experience working in BC Provincial Government; and
- Stated appreciation for Interim CAO Julia Mobbs' work.

3.3 Electoral Area Director's Report – none

4. PUBLIC COMMENTS

Member of the public stated Hornby Island was not included in the Strathcona Regional District Housing Needs Assessment and asked if Islands Trust would be conducting their own assessment as directed by the Province.

The Chair replied as follows:

- Islands Trust will conduct an assessment as per the provincial mandate;
- Strathcona Regional District's letter to the Minister of Housing was received by Executive Committee; and
- A separate stream of focus for rural coastal communities will be requested.

5. MINUTES

5.1 Local Trust Committee Minutes dated September 13, 2024 - for adoption

By general consent, the Local Trust committee meeting minutes of September 13, 2024 were adopted.

5.2 Section 26 Resolutions-without-meeting - none

5.3 Advisory Planning Commission Minutes dated October 11, 2024 - for receipt

Received for information.

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List Report dated October 24, 2024

Received for information.

7. DELEGATIONS

7.1 Hornby Village Centre Working Group regarding the Village Centre on Hornby Island

Michael McNamara provided a written submission and spoke to the following:

- Traffic and pedestrian congestion at the four corners intersection has led to safety concerns;
- Working group formed to discuss possible solutions including developing other modes of transportation such as a bus system or bike riding;
- Working group will be exploring partnering with the Comox Valley Regional District who can, through the Province, apply for funding from the BC Active Transportation and Infrastructure Program; and
- Delegation is seeking a letter of support from the Local Trust Committee.

Discussion ensued.

HO-2024-046

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee write a letter of support for the Hornby Village Centre Working Group in seeking ways to improve the safety and infrastructure at the four corners of the village core.

CARRIED

Item 12.1 was discussed prior to Item 8.

8. APPLICATIONS AND REFERRALS

8.1 Denman Island Local Trust Area Bylaw No. 250 Referral

Trustees had no comments or questions

HO-2024-52

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee's interests are unaffected by Denman Island Local Trust Committee Bylaw No.250.

CARRIED

8.2 HO-RZ-2009.2 (Hornby Island Resort Ltd.) Covenant Discharge Request - Memorandum

The Planner summarized the memorandum and noted the covenant is no longer required as the subject properties are now under one real estate entity.

Trustees inquired if there was ability for the property owner to use the area for purposes other than parking once the covenant is released and the Planner clarified the area has site-specific zoning which only permits parking per the Hornby Island Land Use Bylaw.

HO-2024-53

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee discharge Restrictive Covenant EG107386 registered to the property title by authorizing the Chair of the Hornby Island Local Trust Committee as signatory to the Land Title Form C Release.

The meeting was recessed for a break at 1:00 p.m. and reconvened at 1:12 p.m.

8.3 Rogers Communications Response to Local Trust Committees Referral Comments - Memorandum and Proponent Letter and Consultation Package

The Planner noted that the proponent wished to have further dialogue and the opportunity to address concerns of the Local Trust Committee that were outlined in the referral response to the Province of BC regarding the Rogers Communications tower location on Crown Land.

Discussion ensued and Trustees made the following comments:

- Crown Lands are managed for the benefit of the public to support healthy communities;
- Local Trust Committee is required to preserve and protect island's rural character;
- Cell tower site impacts the view corridor;
- Members of the community indicate they do not want a transmission tower;
- Tower technology could become obsolete and there should be opportunity to provide service through satellites;
- Percentages of support noted in the consultant's reply leaves information being presented unclear;
- Petition opposing the tower was received past the date of consultation deadline, but remains relevant information that local decision-makers need to take in to account;
- Navigation lights on the tower will affect wildlife habitat and migratory birds;
- There was community disaffection with the consultation process, the timing, the notice, and format of electronic meeting; and
- Official Community Plan has an advocacy policy that encourages the prohibition of communication towers.

Regional Planning Manager Jamurat left the meeting at 1:48 p.m.

Consultant for Rogers Communications made the following comments:

- Points raised in the Local Trust Committee's resolutions regarding the referral did not align with processes required to consult;
- Satellite systems present speed and connectivity constraints;
- Asked if there was a way the application could be amended so it is more acceptable to Local Trust Committee and the community.
- There is a water course further up the slope which could be an environmental issue;
- Has been unable to come up with a superior alternate location;
- Local Trust Committee has indicated the site is supported for community housing; however, housing and communication tower could be located on the same land;
- Summary attempted to show 62% of respondents were in support or wanted further information;
- There is not a requirement for an environmental impact assessment to be undertaken but proponent is amenable to seeking consultation to address concerns about wildlife and migratory birds;

- Federal government/Innovation, Science, and Economic Development Canada (ISED) indicated concurrence decision comes from the Province and this was intended to be a referral to the Local Trust Committee, not a land use concurrence; and
- Hoping to work towards a mutually acceptable and amicable solution.

Item 11.1 was discussed prior to item 8.4

Senior Policy Advisor Youmans joined the meeting at 2:25 p.m.

The meeting was recessed for a break at 2:48 p.m. and reconvened at 3:00 p.m.

8.4 PLDP20240156 and PLDVP20240155 (Hornby Co-op) - Staff Report

Trustee Allen stated he is employed by the applicant and recused himself from the meeting at 3:01 p.m.

The Planner summarized the staff report and highlighted the following:

- Application seeks setback variance to the lot line to enable construction of new Co-Op store behind the existing building;
- Existing store building will remain open during construction and demolished upon completion of new store;
- Applicant has provided an environmental management plan;
- Height of building is not yet finalized and there is possibility that the applicant could request height variance at a later date as current DVP application considers the horizontal lot line only;
- Location of new building allows existing store to stay open during construction,
- Demolition of existing building will allow applicant to create large green space in front of the new building providing public amenities such as seating and bicycle racks; and
- BC Parks had forwarded a list of concerns that the applicant continues to address.

A Trustee noted the importance of keeping the existing store open during construction.

Chair asked if the construction company had consulted with K'ómoks First Nation regarding site location and the proponent noted their understanding was the area is not an archeology site but are aware of chance find protocols.

HO-2024-054

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee approve issuance of development variance permit PLDVP20240155.

CARRIED

HO-2024-055

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee approve issuance of development permit PLDP20240156.

CARRIED

Trustee Allen returned to the meeting at 3:17 p.m.

9. LOCAL TRUST COMMITTEE PROJECTS - none

10. CORRESPONDENCE

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

11. NEW BUSINESS

11.1 K'ómoks First Nation Presentation on Cultural Heritage Investigation Permits (CHIPs)

K'ómoks First Nation Archaeologist and Project Coordinator, Raini Bevilacqua, provided a presentation and highlighted the following:

- Cultural Heritage Investigation Permits (CHIPs) are a reconciliation tool;
- Impacts to K'ómoks First Nation cultural heritage can be managed and mitigated through CHIP system;
- Archaeology sites on public and private land are protected under the *Heritage Conservation Act*;
- BC Archaeology Branch is responsible for maintaining and distributing archeological information, deciding if permits can be issued, and determining if development can take place in protected sites;
- Archaeology Branch requires permits within registered and known site boundary and only suggests that locations within fifty metres of a site, or location deemed to have high site potential, require a permit;
- The majority of coastal sites were recorded and mapped by hand, from boats, in the 1970's resulting in site boundaries that are often inaccurate and incomplete;
- Archaeology sites are kept confidential in BC, resulting in a lack of awareness of registered sites on properties which creates potential for site destruction;
- CHIP allows K'ómoks First Nation to make informed decisions about irreversible impacts to their cultural heritage;
- CHIP required before project begins, within areas of high archeology potential or registered sites, and within 200 metres of registered archeology sites and major waterbodies;
- CHIP category requirements need to be confirmed prior to development commencing; and
- K'ómoks First Nation works with municipal, provincial, and federal agencies to streamline the process from permitting to protection.

12. STAFF REPORTS

12.1 Beulah Creek Housing Agreement Bylaw No. 178, 2024 - Staff Report

The Planner summarized the staff report and highlighted the following:

- Draft bylaw includes housing agreement;
- Local Trust Committee can proceed from first through third readings and forward the bylaw to Executive Committee for approval;
- Property was zoned for community housing through a Local Trust Committee Land Use Bylaw and Official Community Plan review and amendment project over ten years ago;

- Former property owner is a party to a covenant that runs with the land containing a clause stating that once the Local Trust Committee enters into a housing agreement the covenant becomes obsolete;
- The housing agreement replaces the covenant in this regard; and
- Under new provincial legislation, a public hearing is not required or permitted according to staff's understanding, because the matter is directly related to expediting housing options by bylaw.

Trustees had no comments or questions.

HO-2024-047

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee amend the draft Housing Agreement by adding the words "or lessee" after the word "owner" in section "F" of the Housing Agreement and Section 219 Covenant.

CARRIED

HO-2024-048

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be read a first time as amended.

CARRIED

HO-2024-049

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be read a second time as amended.

CARRIED

HO-2024-050

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be read a third time as amended.

CARRIED

HO-2024-051

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee Bylaw No. 178 cited as "Hornby Island Housing Agreement Bylaw No. 178, 2024" be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee as amended.

CARRIED

12.2 Phase 4 Community Engagement Options - Policy Statement Amendment Project - Staff Report

The Senior Policy Advisor summarized the staff report, outlined options available to the Local Trust Committee regarding community engagement on the Islands Trust draft Policy Statement, and noted that members of the community will also have opportunity to provide feedback through a survey.

Discussion ensued.

HO-2024-056

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

that the Hornby Island Local Trust Committee select Engagement Option No. 2 Town Hall during regular business meeting for Phase 4 Community Engagement about the new draft Islands Trust Policy Statement.

CARRIED

12.3 Trust Conservancy Report - Highlights of October 1st Trust Conservancy Board Meeting
Received for information.

12.4 Trust Conservancy - The Heron - Fall Edition
Received for information.

12.5 Applications Report dated October 24, 2024
Received for information.

12.6 Trustee and Local Expense Report dated July, 2024
Received for information.

12.7 Adopted Policies and Standing Resolutions
Received for information,

12.8 Local Trust Committee Webpage
No updates at this time.

13. WORK PROGRAM

13.1 Active Projects Report dated October 24, 2024
Received for information.

13.2 Future Projects Report dated October 24, 2024
Received for information.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting To Be Determined

By general consent, the next regular meeting of the Hornby Island Local Trust committee meeting will be held Friday, January 24, 2025 in-person at the Hornby Island Community Hall, Central Road, Hornby Island, BC.

15. ADJOURNMENT

By general consent, the meeting was adjourned at 3:35 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder