



Hornby Island Local Trust Committee

Special Meeting Agenda

Date: August 21, 2025
Time: 3:00 pm
Location: Electronic Meeting

Pages

1. CALL TO ORDER 3:00 PM - 3:05 PM

“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. TERRITORIAL ACKNOWLEDGEMENT

3. APPROVAL OF AGENDA

4. BUSINESS ITEMS 3:05 PM - 6:00 PM

4.1 Joint Local Trust Committee Meeting to discuss housing and K'omoks First Nation
Engagement Summary - Memorandum

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4.2 K'omoks First Nation Meeting October 9, 2025 - verbal discussion

5. ADJOURNMENT 6:00 PM - 6:00 PM

MEMORANDUM

File No.: Joint Denman and Hornby
Island Local Trust Committee
Meeting

DATE OF MEETING: August 21, 2025

TO: Hornby Island Local Trust Committee
Denman Island Local Trust Committee

FROM: Sonja Zupanec and Narissa Chadwick
Northern Team

SUBJECT: Joint Local Trust Committee Meeting to discuss housing and K'omoks First Nation
Engagement Summary

PURPOSE

This is a special meeting of the Hornby Island Local Trust Committee (LTC) in discussion with the Denman Island Local Trust Committee. The purpose is twofold:

1. **Housing Crisis Response** – explore whether both LTCs wish to work together to explore OCP and LUB approaches to housing policy and regulations so that sustainable solutions are more consistent for both island communities. Both Hornby and Denman Islands are facing a severe housing crisis, with a shortage of secure, affordable, and year-round housing for residents, workers, and families. Seasonal pressures, limited rental availability, high property costs, and aging housing stock have left many people without stable homes, undermining the social and economic resilience of both communities.

Opportunity for aligned land use policies - While each island has its own policies and regulations, inconsistent approaches can create gaps, confusion, and missed opportunities for coordinated action. By improving and aligning land use policies, zoning, and housing programs between the two LTAs, the LTCs can work together to support sustainable, culturally respectful, and locally appropriate housing solutions that meet shared needs while respecting K'omoks First Nation priorities and interests.

2. **K'omoks First Nation (KFN) Engagement Summary** – In preparation for the LTCs' meeting with Chief and Council in October, the LTCs' are asked to review the draft engagement summary recommendations (Attachment 1) and consider joint next steps for future implementation on both Denman and Hornby Islands to address the Nation's interests in this portion of their territory. K'omoks First Nation (KFN) is asking both the Hornby and Denman LTCs to make reconciliation and cultural heritage protection a central part of land use planning. Their priorities include formally recognizing KFN's deep and ongoing connection to the islands, updating OCPs and bylaws to reflect this history, and ensuring development does not harm archaeological sites, burial places, shorelines, or sensitive ecosystems. A final version of the engagement summary will be presented to the LTCs at a future date this fall.

Opportunity for aligned land use policies - KFN recommends stronger tools—such as Development Permit Areas, Heritage Conservation Areas, and Development Approval Information bylaws—to require early

archaeological and ecological assessments, especially within 200 metres of shorelines and watercourses. KFN also calls for consistent low-impact development standards, better cooperation with their Cultural Heritage Investigation Process, and proactive protection of the most threatened sites. The goal is for both LTCs to work with KFN to protect cultural and natural resources, support Nation members' reconnection to land and waters, and align planning policies with KFN values and rights.

A coordinated approach between both LTCs can help ensure that:

- KFN interests are addressed and reflected in planning decisions for both islands.
- Housing actions are consistent and avoid creating conflicting policies.
- The LTCs can pool limited project resources and strategies for stronger results.

LTC Discussion:

- Which KFN draft recommendations are both LTCs willing to explore to implementing together?
- Are there areas where each island's housing needs overlap and could share the same solutions?
- What joint actions or advocacy could we take to address housing in ways that respect KFN priorities?
- Should we create a shared housing strategy or action plan for both islands?
- How can we maintain regular collaboration between LTCs on these topics?

The attached KFN Engagement Summary has been presented to the LTCs early this year. Nation staff are currently reviewing this draft to finalize recommendations for LTC consideration. Planning staff are confident that this draft is very reflective of the direction the Nation wishes the LTCs to go in making substantial changes to the OCP and LUB to address their interests. Planning staff will be preparing a detailed presentation on this document if the LTCs wish to proceed with joint meetings to discuss implementation of the KFN recommendations.

NEXT STEPS

Staff will take direction from the LTC on potential next steps based on the joint meeting discussion. Suggested next steps could include:

- Future meeting coordination to discuss shared priorities across both Local Trust Areas;
- Direct staff to prepare report on possible options for advancing collaboration on these topics (working group, timelines, project charter amendments, budget requests);
- Proceed no further with joint collaboration and focus on LTA specific projects and referral processes to inform and notify each LTC.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner and Narissa Chadwick, RPP, MCIP, Island Planner	August 12, 2025
Concurrence:	Renée Jamurat, Regional Planning Manager	August 13, 2025

ATTACHMENTS

1. K'omoks First Nation Engagement Summary – DRAFT 2025

Hornby Island and K’omoks First Nation Engagement Summary –

March 2025 DRAFT



The following table has been prepared by Islands Trust (IT) planning staff in collaboration with K’omoks First Nations (KFN) technical staff. This table summarizes KFN’s recommendations for the Denman and Hornby Island OCP/LUB Review Projects. These recommendations reflect insights gained through several meetings and discussions between IT planning staff and staff from the KFN between 2024 and March 2025. **The primary focus of these engagements has been to identify and prioritize land use planning tools that align with KFN protocols and values to protect threatened cultural heritage sites from further development and land alterations on both Denman and Hornby Islands. KFN has identified specific priorities to guide the Local Trust Committees (LTC) in implementing these recommendations in a manner that supports reconciliation within scope, honours KFN’s inherent rights and upholds respect for their cultural heritage and land protocols.**

Recommended actions have been categorized below as high, medium or low priorities for the Hornby Island Local Trust Committee’s (LTC) consideration of implementation for land use planning. These priorities reflect the shared goal of implementing effective land use planning measures that align with KFN protocols and values. Action items are being recommended for LTC implementation to protect cultural heritage and support reconciliation efforts on both islands.

PRIORITY RATING (High, Med, Low)	K’omoks First Nations Perspectives and Recommendations	Recommended Actions to be Considered by the Hornby Island Local Trust Committees (LTC) of the Islands Trust	Engagement Outcomes
TBD	A. Clearly articulate the land use planning function the LTCs conduct within KFN territory and how it respects the KFN values and their inherent rights as Indigenous People who have sustained connections to Denman and Hornby Islands.	1. Update OCP and LUB with appropriate land acknowledgment at the beginning of each bylaw. 2. Update OCP with appropriate overview and context of the significance of KFN ancestral village sites and cemeteries on Hornby Island and occupation of the island up until present day. Explicitly recognize the impacts of existing patterns of settlement, protected areas and residential development on First Nations rights and title. 3. Update OCP with appropriate context to characterize the reality that despite provincial protections that have been in place since 1994 (Heritage Conservation Act) cultural heritage on the island has been adversely impacted by development and land alterations; many which have occurred without provincial permits, authorizations, investigations or consultation with First Nations. 4. Update OCP with specific LTC commitments to reconciliation as the overarching framework for all policy guidance. Explicitly characterize LTCs jurisdiction and authority in land use planning and commitment to assist First Nations in protecting cultural heritage through implementation of progressive land use planning policies and regulations.	Important to see a stated commitment from local government to reconciliation that prioritizes nation members to re-connect to the land and marine waters of Denman and Hornby Islands. Two core principles underlying KFN’s teachings includes 1) ancestors have to be cared for, including maintain the integrity of burial places and remains of past actions; 2) ancestors will look out for you, including personal health of individuals and enhancing knowledge of how ancestors took care of the land and waters in the territory. These principles guide KFN’s management of cultural heritage. By applying these teachings to KFN’s cultural heritage, the nation works with newcomers to ensure that cultural heritage sites and objects are treated respectfully, that investigation of KFN cultural heritage advances the knowledge of history and supports revival of KFN culture. This must be adequately represented in land use planning documents within the territory. (KFN Guardians and the Chief and Council may add additional text here)

PRIORITY RATING (High, Med, Low)	K'omoks First Nations Perspectives and Recommendations	Recommended Actions to be Considered by the Hornby Island Local Trust Committees (LTC) of the Islands Trust	Engagement Outcomes
TBD	B. Address KFN's need for cooperation from local governments regarding protection of Archaeological and Cultural Heritage Resources on Denman and Hornby Islands.	1. Explore implementation of shoreline Development Permit Area (DPA – see D3 below) or Heritage Conservation Area (HCA) to be applied island wide or up to 200 m from the setback of the natural boundary of the sea. Inform the DPA or HCA with prescriptive guidelines for low impact foundations, low impact septic tanks and fields, low impact landscaping and low impact access roads/driveways/parking areas. 2. Use a Development Approval Information Bylaw (DAI) to require a Preliminary Field Reconnaissance (PFR), Archaeological Overview Assessment (AOA) or Archaeological Impact Assessment (AIA) (or all three for complex sites) for rezoning applications where increase in density or intensity of uses is being proposed on the islands. Coordinate with the KFN CHIP process requirements and explore archaeological monitoring requirements as a condition of permits/zoning. 3. Use a Development Approval Information Bylaw (DAI) to require a biophysical inventory for rezoning applications where increase in density or intensity of uses is being proposed anywhere on the islands, to identify forest characteristics, sites of highest biodiversity, species at risk. Ensure information sharing with the Nation to build on datasets and enhance quality of the referrals. 4. Explore policy options requiring that all developments within KFN Cultural Heritage sites comply with the CHIP as a condition of any SUP, DVP, DP or Rezoning application OR implement alternative means of protection through building inspection services, special zoning, conservation areas, restrictive covenants.	<i>Improve development approval processes to ensure no further harm or degradation to archaeological sites and cultural heritage resources. Minimizing or eliminating impacts to ALL archaeological sites is KFN's preference as per the Cultural Heritage Policy.</i> <i>200m buffer within all shorelines is the highest priority for protection, investigation and field assessment. KFN Cultural Heritage Policy requires that a community archaeologist, field technician, or cultural advisor play a part in all aspects of archaeological and heritage investigations - from permit review, permit issuance, field work, laboratory analysis, reporting and report review.</i> <i>Rising sea levels and intensification of coastal development means archaeological sites and cultural heritage may be inundated/destroyed. This is the most sensitive region of the islands for protection.</i> <i>Proposed Development Permit Areas or Heritage Conservation Areas should be 200m from the shoreline or be island wide.</i> <i>Address the four most severely impacted and threatened archaeological sites on Denman and Hornby Islands with proactive land use planning tools.</i>

PRIORITY RATING (High, Med, Low)	K'omoks First Nations Perspectives and Recommendations	Recommended Actions to be Considered by the Hornby Island Local Trust Committees (LTC) of the Islands Trust	Engagement Outcomes
TBD	C. Address KFN's priorities to protect shorelines, watercourses, shorelines, streams, intact ecosystems and biodiversity on the islands.	1. Maintain <u>island wide</u> Development Permit Area (DPA) for streams, watercourses. 2. Consider island wide DPA for protection of biodiversity that would be triggered by any land alterations or new construction.	<i>200 metre buffer along shorelines and watercourses are most sensitive for ecosystems, diversity of species for foraging. Forest ecosystems and prairie oak meadows at high risk alteration. Place high emphasis on land use protection tools for these areas.</i> <i>Ensure all shoreline development implement green shores principles and strategies to protect biodiversity.</i> <i>(Guardians and the Chief and Council may add additional text here)</i>

REFERENCES:

[KFN Cultural Heritage Policy](#) (2010)
[KFN Land Code](#) (2016)
[KFN Treaty Ratification](#) (2024)
 UNDRIP Articles 31 and 32

Mitigating Impacts to KFN Cultural Heritage on Denman and Hornby islands (2024)