



Hornby Island Local Trust Committee

Minutes of Special Meeting

Date: May 22, 2024

Location: Electronic Meeting

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

Staff Present: Ian Cox, Island Planner
Lisa Millard, Recorder

Others Present: There were approximately 10 members of the public in attendance.

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Peterson called the meeting to order at 3:00 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. BUSINESS ITEMS

3.1 Local Trust Committee's Response When Receiving a Referral from the Province of British Columbia for Rogers Communications Tower Proposal

Discussion ensued and Trustees made the following comments:

- The subject property is one of the only sites available for community housing;
- Housing has priority over a cell tower;
- The location is not appropriate due to proximity to public facilities, residences, and the potential public housing site;
- The community has voiced substantial opposition to a cell tower to be located on the proposed site; and
- There are no studies on the affects of a tower on wildlife.

The Planner clarified that the Hornby Island Land Use Bylaw specifies that public service uses are allowed in all zones. The bylaw defined public service as “the provision of water, gas, electrical, telephone, television or emergency services by a government body or agency or by a company regulated by the *Utilities Commission Act* or the *Radiocommunication Act of Canada*, serving only the Hornby Island local community.

HO-2024-016

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee direct staff to include in any response to the referral from the Province of BC regarding the Rogers Communications tower proposal, the following concerns that:

- a) the Local Trust Committee supports the proposal for community housing forthcoming from the Hornby Island Community Economic Enhancement Corporation in this location;
- b) the Local Trust Committee has received substantial community opposition to a communications tower in this location;
- c) the Local Trust Committee has concerns over the effects of the tower on wildlife, given the location in close proximity to the adjacent park which is home to wildlife and migratory bird routes;
- d) the location is too close to public facilities (school, playground, health clinic, ball park, etc.); and
- e) the location is too close to existing housing.

CARRIED

3.2 Local Trust Committee's Response to the Hornby Island Community Economic Enhancement Corporation (HICEEC) and the Local Housing Society's Request to Amend the Bylaws Governing the Public Use Zone

It was noted that the application to amend the bylaw would be received in approximately one week.

HO-2024-017

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee request that a letter of support be drafted to the Hornby Island Community Economic Enhancement Corporation (HICEEC), stating its intent to consider amendments to the Hornby Island Land Use Bylaw No. 150 to support inclusion of community housing as a permitted use in the Public Use - PU(a) Zone site specific regulations.

CARRIED

3.3 Additional Permitted Uses in the Public Use Zone

Discussion ensued

HO-2024-018

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee request staff to explore adding additional permitted uses in the Public Use, PU(a) site specific zone, community trades and services and community and workforce housing in the major project charter draft bylaws.

CARRIED

4. ADJOURNMENT

By general consent the meeting was adjourned at 4:32 pm.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Recorder