



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: April 5, 2019
Location: New Horizons
 1765 Sollans Road, Hornby Island, BC

Members Present: Sue Ellen Fast, Chair
 Alex Allen, Local Trustee
 Grant Scott, Local Trustee

Staff Present: Ann Kjerulf, Regional Planning Manager
 Jaime Dubyna, Planner 2
 William Shulba, Senior Freshwater Specialist
 Vicky Bockman, Recorder

Others Present: Approximately six (6) members of the public

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 Fast called the meeting to order at 11:34 am. She welcomed the public, introduced Trustees, staff and recorder; and acknowledged that the meeting was being held in territory of the Qualicum and K'ómoks First Nations.

1.1 Welcome - Trustee Grant

Trustee Grant was welcomed to the Local Trust Committee (LTC) as a Local Trustee.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 5.3.1 Agricultural Land Commission (ALC) Response to Homesite Severance Application
- 10.1 Trustee Travel
- 10.2 Circulation of Islands Trust Herring Resolution

HO-2019-015

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

that the Hornby Island Local Trust Committee adopt the agenda as amended.

CARRIED

3. TOWN HALL

Members of the public commented with the following noted:

- When will the Vacation Home Rental (VHR) inventory be completed?
 - The inventory is in process and may be available for the next LTC meeting.
- VHRs are noted as groundwater users and effluent contributors in the Watershed Protection and Groundwater Preservation project, yet Official Community Plan (OCP) or Land Use Bylaw (LUB) amendments are Out of Scope. When will an OCP review occur regarding VHRs?
 - The Watershed Protection project will be discussed later in the agenda.

- The LTC did not require a survey on HO-DP-2018.3; the actual location of the property line was questioned due to a recent correction of the marking pins.
- Did Trust Council or Executive Committee decide to pursue legislative amendments to allow Development Permit Area (DPA) enforcement via municipal ticketing? Concern was expressed regarding a shift in enforcement policy.
 - This was a Trust Council-directed request for legislative change and a decision from the Ministry has not yet been received.

4. MINUTES

4.1 Local Trust Committee Minutes dated January 25, 2019 - for adoption

HO-2019-016

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

that the Hornby Island Local Trust Committee adopt the minutes of the January 25, 2019 Local Trust Committee meeting.

CARRIED

4.2 Section 26 Resolutions-without-meeting Report dated March 29, 2019

Received.

4.3 Advisory Planning Commission Minutes - none

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List Report dated March 29, 2019

Trustees discussed approaches to advance relationship building with K'ómoks First Nation.

HO-2019-017

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

that the Hornby Island Local Trust Committee Chair contact Senior Intergovernmental Policy Advisor Wilcox to request her attendance at the next Hornby Island Local Trust Committee to advise on continuing relationship building with K'ómoks First Nation.

CARRIED

5.2 Advisory Planning Commission Bylaw - Staff Report

Regional Planning Manager Kjerulf presented a Staff Report that asks the LTC to consider giving readings to an updated Advisory Planning Commission (APC) Bylaw.

HO-2019-018

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

that the Hornby Island Local Trust Committee Bylaw No. 158, cited as "Hornby Island Local Trust Committee Advisory Planning Commission Bylaw, 2019", be read a first time.

CARRIED

HO-2019-019

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

that the Hornby Island Local Trust Committee Bylaw No. 158, cited as "Hornby Island Local Trust Committee Advisory Planning Commission Bylaw, 2019", be read a second time.

CARRIED

HO-2019-020

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 158, cited as “Hornby Island Local Trust Committee Advisory Planning Commission Bylaw, 2019”, be read a third time.

CARRIED**HO-2019-021**

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 158, cited as “Hornby Island Local Trust Committee Advisory Planning Commission Bylaw, 2019”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED**5.3 Homesite Severance in the Agriculture Land Reserve – Memorandum**

Planner Dubyna presented a Memorandum that explains the Homesite Severance policy on Agricultural Land Reserve (ALR) land as it relates to application HO-ALR-2018.1. She reported that an ALC decision has been received subsequent to the Memorandum.

5.3.1 Agricultural Land Commission (ALC) Response to Homesite Severance Application

Trustee Allen advised that the ALC has refused the request to subdivide the 9.8 hectare property into two lots of 2.0 hectares and 7.8 hectares based on the concern that the remainder parcel does not constitute a suitable agricultural parcel based on size; and has approved an alternate proposal for two lots of 0.9 hectare and 8.9 hectares subject to conditions including the removal of one of the dwellings from the homesite parcel.

The applicant was in attendance and spoke regarding the application and the ALC’s decision with the following comments:

- She is willing to reduce her farm size, however she needs the sheep field and farmworker residence that have been denied to her;
- She hoped the ALC can be persuaded to realize the benefits of a small family farm on Hornby Island.
 - Staff suggested that the applicant might consult with planning staff to discuss other possible options to pursue.

Trustees recognized that small-scale farms are productive and the norm on Hornby Island and other Gulf Islands and expressed concern with the ALC’s requirement for larger lot areas for farms in the ALR on Hornby Island.

HO-2019-022

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request Executive Committee to consider the best approach for supporting small farms and producers as unique amenities of the Islands Trust Area regarding recent Agricultural Land Commission decisions on Hornby Island.

CARRIED**6. DELEGATIONS - none**

7. APPLICATIONS AND REFERRALS

7.1 HO-DVP-2018.1 (Fredbeck - Fords Cove Marina) – Memorandum

Regional Planning Manager Kjerulf presented the Memorandum to update the LTC on the HO-DVP-2018.1 application requirements that remain outstanding.

The applicant was in attendance and noted the following:

- The process is taking longer than expected and there may be changes to the application forthcoming.

7.2 HO-DP-2019.2 (Tuele - 4340 Central Road) - Staff Report

Planner Dubyna presented the Staff Report on behalf of Planner Ian Cox, and reported that this Development Permit application for a single family dwelling within DPA 6 – Riparian Areas meets the DPA guidelines.

The applicant was in attendance and noted the following:

- Conflicting Riparian Area Regulation (RAR) reports completed for this property and rejection by the Ministry of the report that required smaller setbacks have caused larger setbacks to be necessary;
- She requested that the Islands Trust follow the requirements of the original Qualified Environmental Professional (QEP) RAR Assessment report without involving the Ministry for any future developments on this property that might be considered; or alternatively, assume the cost of another QEP report to resolve the differences between the two existing reports if necessary in the future.

Chair Fast noted that the Site Context report indicates a heron rookery on the property. Planner Dubyna noted that heron rookery mapping information comes directly from the Province and offered to forward Provincial Development Guidelines and Best Practices for Properties With or Near Heron Nest Trees to the applicant for information.

HO-2019-023

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee approve issuance of Development Permit HO-DP-2019.2 (Tuele).

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

8.1 Freshwater Workshop Update - Staff Report

Senior Freshwater Specialist Shulba presented the Staff Report that summarizes the Freshwater Workshop held on February 2, 2019, requests further consultation in spring 2019, and asks the LTC to endorse a revised Project Charter.

Chair Fast opened the floor for public comment on this topic with the following comments noted:

- The OCP and LUB should be more closely aligned with the objectives of the project; “encouraging” statements are not effective;
- Island Health may not allow for reuse of water through conservation and grey water treatment;
- Support was expressed for the commitment shown to water protection through the hiring of a specialist and work on this project;
- A second community workshop was supported.

HO-2019-024

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee endorse the revised Watershed Protection and Groundwater Preservation Project Charter v.2

CARRIED**HO-2019-025**

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to coordinate a follow-up Watershed Protection and Groundwater Preservation Project Workshop in spring 2019.

CARRIED**HO-2019-026**

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to prepare communications materials in support of the Watershed Protection and Groundwater Preservation Project for dissemination to the Hornby Island Community.

CARRIED

By general consent the meeting was recessed at 1:30 pm and reconvened at 1:56 pm.

8.2 Land Use Bylaw Amendments Project - Staff Report

Planner Dubyna presented the Staff Report that provides a summary of the Land Use Bylaw Amendment Top Priority project and asked the LTC to consider a revised Project Charter that includes additional identified bylaw issues or inconsistencies, recently adopted amendments to provincial legislation and a revised project timeline.

Trustees discussed the project with the following key points noted:

- Process and timeline were considered;
- The LTC requested that the referral to the APC occur prior to community consultation;
- Approaches to encourage public input were suggested; online consultation was not considered to be an effective method for Hornby Island in general.

HO-2019-027

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee:

- Endorse the revised “Official Community Plan and Land Use Bylaw Amendments Project” Project Charter v.2 dated April 5, 2019; and
- Request staff to prepare a work plan and budget for the “Official Community Plan and Land Use Bylaw Amendments Project”, and request funding confirmation for the 2019/2020 fiscal year.

CARRIED**9. CORRESPONDENCE - none**

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

10. NEW BUSINESS

10.1 Trustee Travel

Trustee Scott expressed an interest in attending the upcoming Association of Vancouver Island and Coastal Communities convention that will be held in Powell River. He noted there are agenda items of interest and it presents an opportunity to engage with others involved in Salish Sea issues.

HO-2019-028

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee approve Trustee travel expenses of up to \$550.00 for Trustee Scott to attend the Association of Vancouver Island and Coastal Communities annual convention in Powell River.

CARRIED

Trustee Allen expressed an interest in attending an ALC Regional Seminar in Nanaimo in May, 2019. He noted that this workshop presents an opportunity to learn about changes to the *ALC Act* and ALR regulations, policies and procedures, and region-specific topics.

HO-2019-029

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee approve Trustee travel expenses for Trustee Allen to attend the Agricultural Land Commission Workshop in Nanaimo in May, 2019 of up to \$100.00.

CARRIED

Trustee Scott expressed an interest in becoming a member of the Trust Programs Committee and solicited input on the possibility of joining this committee.

HO-2019-030

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee endorse Trustee Scott's proposal to join the Trust Programs Committee.

CARRIED

10.2 Circulation of Islands Trust Herring Resolution

Trustee Scott commended Trust Council's decision to write to the Minister of Fisheries & Oceans and the Canadian Coast Guard asking for a moratorium on the herring fishery in the Salish Sea until an ecosystem-based management plan is in place. He suggested it would be useful to circulate this resolution to other government bodies in the area to engage their support for a similar action in their locations.

HO-2019-031

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee encourage Executive Committee to circulate the Trust Council's herring resolution of March 2019 to municipalities and regional districts around the Salish Sea encouraging them to pass a similar resolution.

CARRIED

11. REPORTS

11.1 Trustee Reports

Trustee Scott reported on the following:

- Attended Trust Council;
- Met with staff at the Islands Trust Northern and Victoria Offices;
- Attended the Baynes Sound/Lambert Channel Marine Ecosystem Forum;
- The Minister's Office is expressing interest in the herring fishery issue.

Trustee Allen reported on the following:

- Highlights from the recent Trust Council meeting included a discussion of public engagement, Bylaw Enforcement name change, First Nations Reconciliation Declaration, climate change action and herring fishery advocacy.

11.2 Chair's Report

Chair Fast reported on the meetings and events she has attended including the following:

- Islands Trust Conservancy
- Executive Committee
- Denman Island LTC meeting
- A First Nations workshop led by Senior Intergovernmental Policy Advisor Wilcox
- A Squamish Nation-led event
- Bowen Island Council meetings
- A workshop on sea level rise

She announced that nominations are open for the 2019 Community Stewardship Awards and encouraged nominations.

11.3 Trust Conservancy Report

Chair Fast reported that at the recent Islands Trust Conservancy meeting a sub-committee was created to focus on addressing fundraising needs.

11.4 Electoral Area Director's Report - none**11.5 Applications Report dated March 29, 2019**

Trustees received updates on applications as requested.

11.6 Trustee and Local Expense Report dated February 2019

Received.

11.7 Adopted Policies and Standing Resolutions

Received.

11.8 Local Trust Committee Webpage

No changes or additions were requested at this time.

12. WORK PROGRAM**12.1 Top Priorities Report dated March 29, 2019**

Trustees discussed process and status of the existing three Top Priorities and considered an alternative relating to the marine environment. No changes were requested.

12.2 Projects List Report dated March 29, 2019

LTC members requested that the Trust Council's recent declaration regarding climate change be added to the next LTC meeting agenda.

Trustees reviewed the Projects List for items that may no longer be applicable or where action may no longer be necessary.

HO-2019-032

It was MOVED and SECONDED,

that "Identification of gravel resources in the OCP" be removed from the Hornby Island Projects list.

CARRIED**HO-2019-033**

It was MOVED and SECONDED,

that "Review RAR with respect to roadside ditches" be removed from the Hornby Island Projects list.

CARRIED**13. CLOSED MEETING****13.1 Motion to Close the Meeting****HO-2019-034**

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1) (a) and (m) for the purpose of considering appointment of Advisory Planning Commission members and adoption of *In-Camera* meeting minutes dated September 28, 2018 and that the recorder and staff attend the meeting.

CARRIED

The LTC closed the meeting at 3:14 pm.

13.2 Recall to Order

By general consent the LTC reconvened in open meeting at 3:31 pm to rise and report.

13.3 Rise and Report

Chair Fast reported that in the Closed Meeting, minutes of the *In-Camera* meeting of September 28, 2018 were adopted and Cassandra Bassett was appointed to the APC.

14. UPCOMING MEETINGS**14.1 Next Regular Meeting Scheduled for May 24, 2019 at 11:30 am at New Horizons, 1765 Sollans Road, Hornby Island, BC**

Trustees confirmed the next regular LTC meeting date, time and location.

15. ADJOURNMENT

By general consent the meeting was adjourned at 3:31 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder