



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: November 8, 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: Heather Kauer, Regional Planning Manager
 Sonja Zupanec, Island Planner
 Jaime Dubyna, Planner 2
 Vicky Bockman, Recorder

Others Present: Approximately eleven (11) 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 11:33 am. She introduced Local Trust Committee (LTC) members, staff and recorder; and acknowledged that the meeting was being held in traditional territory of the K'ómoks and Qualicum First Nations.

2. APPROVAL OF AGENDA

HO-2019-081

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

that the Hornby Island Local Trust Committee approve the agenda as presented.

CARRIED

3. REPORTS

3.1 Trustee Reports

Trustee Allen reported on the following:

- Attended the Islands Trust's visioning event: *Islands 2050: Engaging about the Future of the Trust Area*;
- Attended the Hornby Island Community Economic Enhancement Corp. (HICEEC)-sponsored open house regarding internet connectivity;
- He has received signed petitions "Do Not Adopt the Proposed 'Model Strategy for Antenna Systems': Create an Antenna Siting Policy that Preserves and Protects" and will pass these along to Planners.

Trustee Scott reported on the following:

- Attended the Islands Trust's visioning event: *Islands 2050: Engaging about the Future of the Trust Area*.
- Attended an event in Victoria focusing on herring that included representatives from First Nations, Conservancy Hornby Island, Sea Sheppard, Pacific Wild and others.

3.2 Chair's Report

Chair Fast reported on her attendance at the following:

- The Howe Sound Community Forum which was an opportunity for representatives of communities around Howe Sound to discuss items of mutual interest;
- A Land Trust Alliance of BC meeting in Victoria;
- Executive Committee meetings;
- A Financial Planning Committee meeting addressing the advancement of the Strategic Plan;
- Bowen Island Council meetings;
- Metro Vancouver Regional District meetings.

3.3 Electoral Area Director's Report - none

4. TOWN HALL

Members of the public commented with the following noted:

- Concern was expressed that the application process takes too long;
- There needs to be clarity in the future about requirements and process for a Development Permit Area (DPA);
- The 5G wireless network was opposed;
- Concern was expressed regarding a Telus cell tower on Hornby Island – what process was conducted to allow that?
- Geoduck harvesting was opposed – concern was expressed regarding the harmful effects from that industry;
- A Sustainability Focus Group event on the topic of Hornby Island Economics and Tourism is planned for April 5, 2020 and the Trustees were invited to plan to attend. A previous forum on protecting ground water and septic treatment and how these are impacted by tourism was well attended.

5. MINUTES

5.1 Local Trust Committee Minutes dated September 13, 2019 - for adoption

HO-2019-082

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee adopt the Local Trust Committee minutes dated September 13, 2019.

CARRIED

5.2 Section 26 Resolutions-without-meeting - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List Report dated October 30, 2019

Planner Dubyna provided updates and responded to Trustee questions.

6.2 BC Farm Industry Review Board (BCFIRB) - Letter dated September 25, 2019

2019 BCFIRB Aquaculture Case Decision

Planner Dubyna advised that the BCFIRB and Denman Island Trustees are arranging a meeting and aquaculture tour of Denman Island's shores, representing an opportunity to discuss aquaculture concerns, and that Hornby Island Trustees are being invited to join. Trustees expressed interest in participating in this meeting.

6.3 Role of the Advisory Planning Commission - for discussion

Planner Zupanec conducted a presentation on the role and responsibilities, communications, and sample scenarios for an Advisory Planning Commission (APC). A question and answer session followed with coordination and assistance from staff being recommended when further guidance is needed.

6.4 Islands 2050 - for discussion

- Chair Fast pointed out that the public can still provide input on *The Islands 2050: Engaging about the Future of the Trust Area* online through the Islands Trust website.
- A Trustee reported that the event was well attended, although comments from the community were primarily relating to questions to help understand the Islands Trust in general rather than visioning for the future.
- The subject will be on the December Trust Council agenda and there will be opportunity to share formats and results from around the Trust area.

7. APPLICATIONS AND REFERRALS – none**8. LOCAL TRUST COMMITTEE PROJECTS****8.1 Official Community Plan and Land Use Bylaw Amendments Project - Staff Report**

Planner Dubyna summarized the Staff Report that asks the LTC to consider first readings of draft Bylaw Nos. 161 and 162 in Phase 1 of the project which focuses on resolving minor typographical errors, outdated language, and legislation and regulatory citations in the Official Community Plan (OCP) and Land Use Bylaw (LUB).

Referral to School District #71 and Comox Valley Regional District (CVRD) are recommended after first readings while referrals to other agencies and First Nations are proposed during Phase 2 of the project where more substantive amendments to the OCP and LUB are proposed.

HO-2019-083

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 161, cited as “Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

HO-2019-084

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 162, cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2019”, is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED

HO-2019-085

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 161, cited as “Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019”, be read a first time.

CARRIED

HO-2019-086

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 162, cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2019”, be read a first time.

CARRIED

HO-2019-087

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 161, cited as “Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019” and Hornby Island Local Trust Committee Bylaw No. 162, cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2019”, be referred to School District #71 and Comox Valley Regional District.

CARRIED

By general consent the meeting was recessed at 1:01 pm and reconvened at 1:25 pm.

9. DELEGATIONS

9.1 Hornby Residents Riparian Review - D. Tuele

Donna Tuele, representing Hornby Island residents affected by Riparian Areas and DPAs, noted that Hornby Island had two reports prepared with respect to the designation of Riparian Areas and the reports are varied. They believe the designation of DPAs was based on incomplete data, that the designation process was unfair, and that non-fish bearing creeks, wetlands, drainage ditches and seeps that are dry for more than half the

year were not given adequate consideration. She requested that review, consultation and follow-up education be conducted.

10. CORRESPONDENCE

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

10.1 Email request dated October 17, 2019 from B. Weiss

This item was discussed at agenda item 11.5.

10.2 Emails dated October 19, 2019 and October 29, 2019 from B. Weiss

Received.

11. NEW BUSINESS

11.1 Live Streaming of Local Trust Committee Meetings - Request for Decision

Trust Council is requesting that LTCs provide an indication of interest in filming and live streaming LTC meetings.

Trustee Allen offered to provide information about this initiative in a First Edition article to ascertain community uptake and interest. Trustees acknowledged that the initiative will be explored further in a report to a future Trust Council meeting where next steps can be considered.

HO-2019-088

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee communicate to Trust Council its interest in filming and streaming its public meetings.

CARRIED

11.2 Comox Valley Regional District (CVRD) Housing Service Feasibility Study - for discussion

Regional Planning Manager Kauer reported that this discussion is intended to explore the Hornby Island LTC's interest in participating in the Housing Feasibility Study. She reported that there can be a tax implication for a housing service.

Trustees acknowledged that Hornby Island is already included in a Housing Needs Report. They suggested that additional information about the Feasibility Study would be helpful to inform their consideration of possible participation in that project.

HO-2019-089

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to contact the Comox Valley Regional District to get more information on the Housing Service Feasibility Study, tax implications, and potential services that might be involved.

CARRIED

11.3 2020 Local Trust Committee Meeting Schedule – Memorandum

Trustees identified a scheduling conflict in March and noted that a meeting in September would be preferable to August for logistical reasons.

HO-2019-090

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to consider other dates than March 6 and August 28 for its 2020 regular business meetings.

CARRIED

HO-2019-091

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee schedule its regular business meetings on the following dates in 2020: January 24, May 1, June 26, November 6 plus two other meetings to be determined.

CARRIED

11.4 Satellite Islands Trust Office on Hornby Island - for discussion

Trustees described the problematic travel logistics that face community members wishing to meet with Planners at the Northern Office and proposed that an Islands Trust Office on Hornby Island would be helpful for both Trustees and community members.

Discussion included the following key points:

- Options such as a shared office and workplace safety requirements were discussed.
- Staff explained the efforts that are made to respond to community members' requests for information and meetings; provided an overview of current means of meeting with individuals that include teleconferencing and arranging meetings on LTC dates; and commented that maps can be annotated and converted to PDF files and provided electronically.
- Staff hours spent in regular "Office Hours" on Hornby Island would reduce hours available for other Hornby Island planning work.
- Chair Fast offered to draft an information sheet about how to share ideas and ask questions of Northern Planning staff.

HO-2019-092

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to explore the feasibility of sharing a public office space on Hornby Island for both Trustees and Planners.

CARRIED

11.5 Complaints from Bernhard Weiss - Staff Report

The Staff Report outlines complaints received from Mr. Weiss who believes that the LTC should have used a different Qualified Environmental Professional (QEP) report when developing the DPAs Schedule E map.

Trustees acknowledged the varying methodologies utilized by the two QEPs contracted to provide reports for Riparian Areas Regulation work and the uncertainty that this has created. They considered various options to address the issue.

HO-2019-093

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee add “Review of the Riparian Areas Development Permit Area 6” to the Official Community Plan and Land Use Bylaw Amendments Top Priority No. 1 to determine if natural boundary delineation and required setbacks meet current provincial guidelines, to revise the Project Charter, and to bring this back to the next Local Trust Committee meeting.

CARRIED

B. Weiss asked for a response to the email correspondence dated October 17, 2019 that requests that the LTC clarify the exact extent of DPA 6 as indicated in Schedule E. Trustees recommended that Mr. Weiss contact Planning Staff to discuss options that might be available to address this matter.

12. REPORTS

12.1 Trust Conservancy Report – none

12.2 Applications Report dated October 30, 2019

A Trustee noted that a Development Permit application was received in June, but staff review appeared not to be complete yet; and commented that there may be a need for more planning staff to process Hornby Island work in a timely manner.

HO-2019-094

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee put on the Trust Council agenda “A Request for more Planning Staff to Service the Needs of Hornby Island”.

CARRIED

12.3 Trustee and Local Expense Report dated September, 2019

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

Trustee Allen offered to write and add Trustee Reports to the Hornby Island webpage.

13. WORK PROGRAM

13.1 Top Priorities Report dated October 30, 2019

Received.

13.2 Projects List Report dated October 30, 2019

Received.

14. CLOSED MEETING

14.1 Motion to Close the Meeting

HO-2019-095

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 (d) for the purpose of considering the Appointment of Advisory Planning Committee members and Adoption of *In-Camera* meeting minutes dated September 13, 2019 and that the recorder and staff attend the meeting.

CARRIED

The LTC closed the meeting at 3:15 pm.

14.2 Recall to Order

By general consent the LTC reconvened in open meeting at 3:22 pm.

14.3 Rise and Report

Chair Fast reported that in the Closed Meeting, minutes of the *In-Camera* meeting of September 13, 2019 were adopted and that Rob McCreary and Wendy E. Burton were appointed to the APC.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting

Trustees confirmed that the next regular LTC meeting is scheduled for January 24, 2020 at 11:30 am at New Horizons, 1765 Sollans Road, Hornby Island, BC.

16. ADJOURNMENT

By general consent the meeting was adjourned at 3:23 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder