

Committee meeting and participated in the Comox Valley Regional District Housing and Homelessness Committee Task Force since the last local Trust Committee business meeting.

7. **CHAIR'S REPORT**

Chair Bell reported on the meetings and work the Executive Committee is preparing to attend the annual Union of British Columbia Municipalities convention which will take place on September 26-30, 2011. She summarized the bylaws which the Executive Committee has considered since the last regular business meeting of the Hornby Island Local Trust Committee. She noted that Executive Committee business also included a resolution to sponsor a rezoning application for affordable housing on Denman Island, review of a plan to redesign the new Islands Trust website, and review of all material prior to the recent Trust Council meeting.

8. **COMMUNITY STEWARDSHIP AWARDS PRESENTATION**

The Local Trust Committee presented the Community Stewardship Award for the Group category to the Hornby New Clinic Committee. The Trustees offered their congratulations and noted that this award honours the efforts of this group of volunteers to plan, coordinate, fundraise, design and build the new Hornby Community Medical Clinic and recognizes the contribution made to the community by this group.

Jim Garton accepted the award on behalf of the group, introduced the members of the Committee, and thanked all who had participated, including Hornby Islanders who supported the project in many ways, contributing to its success.

3. **MINUTES**

3.1 *Local Trust Committee Meeting Minutes dated August 3, 2011*

The minutes were adopted by consensus, with the following amendments:

- Page 4, seventh paragraph, third line: replace the text “tests” with “guidelines for”
- Page 5, after the second paragraph: insert a new paragraph: “Director Marlor responded, saying that the Islands Trust staff does not include an engineer or person with other qualifications for this work, and that staff rely on the professional’s report provided by applicant.”
- Page 5, after the fifth paragraph ending “defined anywhere.”: insert a new paragraph: “ Director Marlor responded, outlining the meaning of the term “new information”, as used in this context.”
- Page 8, item 14.2: correct the spelling of the name “Knot” to “Knott” in both the item heading and the sentence following the heading.

3.2 *Local Trust Committee Special Meeting Minutes dated August 7, 2011*

The minutes were adopted by consensus, with the following amendments:

- Page 4, third paragraph, fifth line: replace the text “a water engineer has monitored usage and well output for drinking and other uses” with “the planner has received information regarding water usage and well output for drinking and other uses”
- Page 4, fourth paragraph, second line: replace “governed by” with “reflected in”
- Page 5, third paragraph: replace the text “review” with “appeal through the court process”
- Page 6, item 3, first paragraph, second line: insert “federal” before “law”
- Page 6, item 4, first paragraph, fourth line: replace “public process for the” with “public process for this stage of the”

3.3 *Section 26 Resolutions Without Meeting Log dated September 13, 2011*

Chair Bell presented the Section 26 Resolutions Without Meeting Log dated September 13, 2011.

3.4 *Advisory Planning Commission Minutes*

None.

3.5 *Resolution to Amend Resolution Numbers in Adopted Minutes*

HO-068-2011

It was **MOVED** and **SECONDED** that the Local Trust Committee direct staff to amend the minutes of the June 1, 2011 Hornby Island Local Trust Committee meeting to renumber resolution HO-039-2011 on page 6 to HO-040-2011 and renumber each subsequent resolution chronologically including those adopted in the minutes of June 14 and June 29, 2011.

CARRIED

3.5.1 *Local Trust Committee Adopted Meeting Minutes dated June 1, 2011*

Received.

3.5.2 *Local Trust Committee Adopted Special Meeting Minutes dated June 14, 2011*

Received.

3.5.3 *Local Trust Committee Adopted Meeting Minutes dated June 29, 2011*

Received.

The Chair recessed the meeting for a short break at 1:15 pm and reconvened the meeting at 1:20 pm.

9. DELEGATIONS**9.1 *Hornby Preserve and Protect Delegation regarding Hornby Island Resort (The Thatch)***

Michelle Easterly spoke on behalf of the Hornby Preserve and Protect Delegation. She said that in the spirit of the International Day of Peace it was her intention to present her concerns in a non-confrontational manner. She stated objections to the process that has led to the approval of the development proposal for the Hornby Island Resort, including her belief that there was inadequate communication and signage about the development, an unusually long delay of a full year after the initial public hearing, and a new information definition that, in her opinion, is not well understood. She identified her concerns including inadequacy of water and sewage disposal, negative effect on the rural character of Hornby Island, the concentrated health threat of the wireless frequencies that will be generated, potential negative effect on sea life, garbage, safety, noise issues, and the lack of accountability if the pub closes due to economic factors.

She asked the Local Trust Committee to be proactive and to protect Hornby Island against these threats, and requested that no Siting and Use or Development Permits be issued without further public communication and consultation.

William Thomas also spoke on behalf of the delegation. He said he objected to Director Marlor's demeanor and statement made at the August 3, 2011 Local Trust Committee meeting regarding the Hornby Resort development that indicated that the Trust has the authority to approve the rezoning application regardless of the opinion of Hornby Islanders.

He stated his objections to the approval of the development of condominiums on one acre of land and said that it will change the character of the island. He said that the type and location of this development is beyond the qualifications of a Local Trust Committee to evaluate and urged that no Development or Siting and Use Permits be issued without public input and without a water draw down test. He stated he would like a covenant stating that if a permit is issued, a meter must be installed on the well that serves this development in order to measure the draw down and recharge rate and which would stop the well operation if that rate is exceeded.

Planner Zupanec responded by explaining the notification requirements that are determined by the Local Government Act and advised that the minimum requirements had been exceeded in this case. She explained the actions that were taken during the delay of a year following the public hearing and the reasons for waiving the second public hearing. She clarified the Development Permit and Siting and Use Permit purpose and guidelines, and discussed the next steps in the process. She clarified that the Local Trust Committee does not have authority to require water metering.

Trustee Hunt expressed his regrets that communications expectations were apparently not met. He stated that the concerns expressed by the community

were heard and efforts were made to strengthen the proposal based on those suggestions. He responded to Mr. Thomas' comment, stating his belief that Director Marlor had been intending to clarify the fact that the decision for the application does rest at the Local Trust Committee level. Trustee Hunt said that the importance of this development to the people of Hornby Island is recognized and the form and character of Hornby will be reflected in the architecture of the development.

Trustee Law said that it is important for Trustees to be accountable to their constituents and to adhere to the Trust Policy Statement and mandate. He described the communication process that was undertaken for this project including an open house in the initial stage and the time that was taken to craft the bylaw provisions addressing concerns raised by the public. He advised that the Development Procedure Bylaw is on this meeting's agenda for discussion to determine if more can be done in this area.

10. TOWN HALL SESSION

Mary MacKenzie asked if there is a public meeting between the rezoning and permit stages of the process.

Chair Bell responded that there will be no further public hearings, however the Local Trust Committee will continue to address the topic in monthly business meetings as matters relating to that application arise. Trustee Hunt added that the Town Hall section of the business meetings provides an opportunity for people to speak.

Mary MacKenzie asked what aspect of a Development Permit protects neighbours from a draw down of water volume, and if the sustainability covenant protects adjacent properties.

Chair Bell responded that according to provincial regulations, form and character are what can be addressed with this Development Permit. Planner Zupanec explained the features of the covenant that are designed to conserve water.

Mary MacKenzie asked if archeological studies have been done.

Planner Zupanec responded that the applicant and the British Columbia Archaeology Branch have procedures that must be complied with before any excavation is undertaken.

John Howard questioned if the Local Trust Committee would consider the issuance of a Siting and Use Permit when the water volume has not been assured and it is unknown how a septic system would fit in that small area. He said that he would like a water recovery test completed with a public meeting to discuss the findings.

Planner Zupanec explained that Siting and Use Permits are limited to addressing only the siting and use of buildings and that it is up to the property owner and developer to meet provincial water and septic requirements.

Care Snowden stated her objection to the BC Hydro Smart Meter Program and the negative health effects the frequencies will cause. She said she can be used as a resource for information.

Trustee Law outlined some of the steps that are being taken to address this issue including a resolution brought to the June Trust Council meeting requesting the Islands Trust Chair to write a letter to BC Hydro expressing concerns. Chair Bell added that her understanding that it is on the agenda for the upcoming Union of British Columbia Municipalities meeting.

Russell Prediger asked the Hornby Resort proponent why so many units are being developed.

John Ross replied that sustainability of the pub requires the number of units. He said that it is his understanding that Islanders want it to be open more.

Sheila Farrington asked if an archeology report has been received for the Hornby Resort development. She stated her understanding that the report was desired prior to approval in order to indicate if the development complies with the Official Community Plan.

Trustee Hunt responded that the initial letter from the archeologist stated that the archeological resources do not preclude development but will require monitoring. Planner Zupanec stated that this gave the Local Trust Committee assurance to draft the initial bylaw. Trustee Bell added that the developer must have the work monitored by a qualified archeological technician during any alteration of the land and that nothing will proceed without that person observing.

Cathie Howard questioned the 50 gallon per person daily consumption figure that the applicant used in his estimates, stating that her research determined that the British Columbia government uses a figure of 107 imperial gallons used per person per day in British Columbia. She expressed her concern that the condominium occupants will not conserve water and that the neighbours will be negatively impacted.

Trustee Law stated his understanding that the existing well has a volume that is in excess of existing demands. He added that low-volume fixtures will be installed, and that a catchment and storage system and a second well on the property that has not been added into the equation provide additional water sources.

4. **BUSINESS ARISING FROM MINUTES**

4.1 *Follow-up Action List dated September 13, 2011*

Planner Zupanec presented the Follow-up Action List dated September 13, 2011

Trustee Hunt noted that regarding item No. 10, the Trustees are continuing to look for an opportune time to introduce the proposed climate change pamphlet.

Regarding item No. 7, Chair Bell advised that the K’omoks Nation has requested that the meeting date be rescheduled. The Local Trust Committee requested that Planner Zupanec work on a date to reschedule the meeting with the K’omoks Nation, Denman and Hornby Local Trust Committees before the end of the term.

4.2 *2012-2013 Budget Request
Memorandum dated September 9, 2011*

Planner Zupanec presented the memorandum.

HO-069-2011

It was **MOVED** and **SECONDED** that the Local Trust Committee submit the following budget request for the 2012/2013 fiscal year:

1. Hornby Island Official Community Plan and Land Use Bylaw Review in the amount of \$8,000
2. Riparian Areas Regulation implementation in the amount of \$15,000.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation

Planner Zupanec provided an update on Riparian Areas Regulation work, stating that two designated watersheds on Hornby Island have been verified. She outlined the suggested next steps which would be verification of the streams within those areas focusing on the cadastral lot lines, followed by community consultation and implementation. She advised that the initial estimate to map the two watersheds is \$15,000 and recommended these be considered priorities. She stated that the consultants have advised that the best time to collect data is in the fall and suggested that it would be opportune for the work to begin at that time.

5. CORRESPONDENCE

*5.1 Post Public Hearing Correspondence Package
(HO-RZ-2009.2 Hornby Island Resort – The Thatch)*

Received. Trustee Hunt thanked all those who took the time to put their thoughts and concerns into writing.

11. APPLICATIONS AND PERMITS

None.

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 Riparian Areas Regulation

This was discussed earlier in the agenda. Planner Zupanec stated she will keep the Local Trust Committee notified as to work that is undertaken including coordination of requirements and a communications plan.

13. REPORTS

13.1 *Work Program Reports*

13.1.1 *Top Priorities and Projects List Report dated September 13, 2011*

Planner Zupanec presented the report and provided an update on activities in the Planner's office regarding Top Priority No. 2, Official Community Plan and Land Use Bylaw Review.

The need to add Riparian Areas Regulation to Top Priorities was identified.

HO-070-2011

It was **MOVED** and **SECONDED** that Riparian Areas Regulation be added as the third Top Priority on the Work Program.

CARRIED

Top Priority No. 1 was discussed and it was the consensus of the Local Trust Committee that a preliminary discussion of the Vacation Home Rentals Enforcement Policy would be appropriate for the October 19 business meeting agenda, however only if the bylaw has been received back from the Ministry beforehand.

The topic of Greenhouse Gas Emissions was discussed and it was agreed that it should be added to the Projects list.

HO-071-2011

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee add the following item as No. 3 on the Projects list: Facilitating community communications regarding Greenhouse Gas Emissions in collaboration with community organizations.

CARRIED

Chair Bell requested that the text "to Projects List" be removed from the Project No. 1 description.

13.1.2 *Term End Review*
Memorandum dated September 9, 2011

Planner Zupanec presented a summary of the Term End Review. She confirmed that this information will also be the basis of an initial report identifying what has been done and what needs to be done for use at the beginning of next term.

Chair Bell noted the large number of special meetings that occurred during the term and recognized the extra work for staff that these represent. She also took a moment to remember staff member, Valerie Sonstenes, and to acknowledge that she is missed.

13.2 *Applications Log*
Report dated September 13, 2011

Planner Zupanec presented a summary of the report.

13.3 *Trustee and Local Expenses*

13.3.1 *Expenses posted to July 26, 2011*

Received.

13.3.2 *Expenses posted to August 24, 2011*

Received.

14. **NEW BUSINESS**

14.1 *Development Procedure Bylaw*

Trustee Law introduced the topic, stating that in response to some members of the public's concerns regarding notice of applications, it might be appropriate to review this procedure to add the required posting of signs to some or all applications. Discussion followed and it was determined that it would be useful to consider parameters based on best practices in other communities.

HO-072-2011

It was **MOVED** and **SECONDED** that the Projects list of the Work Program be amended by adding the following as the first item: Considering options prepared by staff for amending the Development Procedures Bylaw to include requirements for posting of signs on property with respect to significant applications.

CARRIED

14.2 *Smart Meter Program*

In response to community concern regarding the BC Hydro Smart Meter Program, Trustee Law initiated discussion to identify steps that have been taken to address the issue and to consider further options.

Chair Bell stated that she would report back to the Local Trust Committee after the Union of British Columbia Municipalities convention as it is her understanding that a resolution on the subject will be considered at that time.

Trustee Hunt stated that it is important to confirm the proposed start-up date and to notify the community of that date. BC Hydro has agreed to participate in

a community information meeting and discussion about Smart Meters prior to installation commencing on Hornby Island.

14.3 *Youth Parliament of British Columbia*

Chair Bell briefly described the program and asked if a Trustee would be willing to write about the program opportunities for youth for the community's information.

Trustee Law said he would take responsibility for writing an article for the Grapevine.

15. **BYLAWS**

None.

16. **ISLANDS TRUST WEBSITE**

16.1 *Hornby Page*

The following changes were requested for the Hornby page of the Islands Trust website:

- Update the Top Priorities section

17. **NEXT MEETING DATE**

The next business meeting will take place on Wednesday, October 19, 2011 at 12:15 pm in New Horizons, 1765 Sollans, Hornby Island, British Columbia.

18. **ADJOURNMENT**

The Chair adjourned the meeting at 4:01 pm.

Minute Taker

Chair