

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE  
BUSINESS MEETING  
HELD AT 12:30 PM ON FRIDAY, JULY 6, 2012  
AT NEW HORIZONS, 1765 SOLLANS ROAD, HORNBY ISLAND, BC**

**PRESENT:** David Graham                      Chair  
                  Alex Allen                        Local Trustee  
                  Tony Law                                    Local Trustee  
                  Sonja Zupanec                          Island Planner  
                  Vicky Bockman                         Recorder

There was one (1) member of the public in attendance.

**1.     CALL TO ORDER**

Chair Graham called the meeting to order at 12:30 pm. He welcomed the public and introduced himself, the Local Trustees, Island Planner and Recorder. He acknowledged that the meeting is being held in traditional Coast Salish territory.

**2.     APPROVAL OF AGENDA**

The agenda was adopted by consensus with the following amendments:

- Add item 10.1.7    Letter dated June 22, 2012 from Rosemary Nixon
- Add item 10.1.8    Letter dated June 28, 2012 from Don Nixon
- Add item 10.1.9    Letter dated July 5, 2012 from Wendy and Jerry Edwards
- Add item 10.1.10   Petition from Hornby Residents
- Add item 13.1     Smart Meter Consultation Discussion

**3.     MINUTES**

*3.1    Local Trust Committee Special Meeting Minutes dated June 1, 2012*

The minutes were adopted by consensus.

*3.2    Local Trust Committee Meeting Minutes dated June 1, 2012*

The minutes were adopted by consensus with the following amendment:

- Page 11, item 10.2, heading: change “Resorts” to “Resort”

*3.3    Section 26 Resolutions Without Meeting*

There were no resolutions without meeting to report.

*3.4    Hornby Island Advisory Planning Commission Minutes with Recommendation dated June 11, 2012*

This item was considered later in the agenda at item 10.1.

**4. BUSINESS ARISING FROM MINUTES**

*4.1 Follow-up Action List dated June 27, 2012*

Planner Zupanec provided an update on the status of the Official Community Plan review project. Discussion followed on timing of the review of the draft and options for communication of the changes to the community. The annual summer residents' meeting was proposed as one opportunity for discussion and a date and time was suggested for that meeting.

**HO-039-2012**

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee hold a Special Meeting on Sunday, August 12, 2012 at 11:00 am.

**CARRIED**

**5. CORRESPONDENCE**

There was no correspondence.

**6. TRUSTEES' REPORT**

Trustee Allen reported on his attendance at the Trust Council meeting in June on North Pender Island which included a presentation by Chief Robert Joseph on consulting with First Nations, the sharing of common issues with San Juan representatives and the Trust Policy Statement review. He noted that he has posters which will be displayed regarding the draft Trust Policy Statement.

Trustee Law reported on a BC Ferries meeting and open house held on Denman Island regarding the proposed Cable Ferry which included information regarding the timing of the recommendations and decision on whether or not to proceed with the Cable Ferry. He advised that he has written a letter to Mike Corrigan, CEO of BC Ferries, requesting that they delay a decision until the BC government has completed the process of public community engagement on coastal ferry services. Trustee Law explained the two stages and possible timing of the provincial community engagement process. He also reported that the Kalokhe, the regular Hornby ferry, is scheduled to return to service on July 31, 2012.

**7. CHAIR'S REPORT**

Chair Graham reported that the Islands Trust Council is seeking input on strategic priorities. He advised that there is a full spectrum of ways for people to provide their feedback on the proposed Strategic Plan including links on the Islands Trust website. Methods of communicating this information to the community were discussed and it

was agreed that a collaborative approach including articles encouraging participation of residents of both Hornby and Denman Islands would be effective.

**8. DELEGATIONS**

There were no delegations.

**9. TOWN HALL SESSION**

There were no requests for Town Hall Session.

**10. APPLICATIONS AND PERMITS**

*10.1 HO-DP-2011.1 and HO-DVP-2012.2 (Hornby Island Resort)  
Staff Report dated May 14, 2012*

Planner Zupanec reported that there were no changes to the staff report dated May 14, 2012 as previously presented. She outlined the options available to the Local Trust Committee in considering the applications.

The Advisory Planning Commission minutes with recommendations dated June 11, 2012 were reviewed. The possible process and costs resulting from a decision to follow the recommendations were discussed. The Trustees expressed comfort with the setback variance recommendation and discussion followed on the height variance requested.

Trustee Allen noted that correspondence received indicates that people want the pub however are concerned with the height variance requested.

Trustee Law stated that he supports the recommendation of the Advisory Planning Commission that the maximum height restriction be 7 meters which is the allowable limit within 100 meters of the ocean.

Chair Graham invited the applicant to address the possibility of incurring additional expense if the requested height variance is not approved.

**John Ross**, the applicant, advised that the buildings could be lowered without changing the footprint of the project although there would be significant cost involved to revising the plans and application if necessary. He emphasized that only one Hornby resident would be affected by the height issue and noted that other immediate neighbours have no objection to the height. He addressed the concern that a height variance might set a precedent by noting that this project has always been site specific and as such should not affect subsequent applications.

Trustee Law confirmed that each variance permit application is considered on its own merits. He added that the Advisory Planning Commission reviewed the variances requested in order to give a community perspective on the issues.

It was noted that subsequent to the discussion heard today, the applicant may choose to consider alternative options to pursue and deferring consideration of the Development Variance Permit application was discussed.

**HO-040-2012**

It was **MOVED** and **SECONDED** that consideration of Development Variance Permit HO-DVP-2012.2 be deferred to the September meeting.

**CARRIED**

- 10.1.1 Letter dated June 2, 2012 from Michele Easterly
- 10.1.2 Letter dated June 8, 2012 from Karen Ross
- 10.1.3 Letter dated June 11, 2012 from Jacquelin Ross
- 10.1.4 Letter dated June 20, 2012 from Ron Nessman
- 10.1.5 Email dated June 18, 2012 from Patrick Healey
- 10.1.6 Email dated June 22, 2012 from Peter Grant
- 10.1.7 Letter dated June 22, 2012 from Rosemary Nixon
- 10.1.8 Letter dated June 28, 2012 from Don Nixon
- 10.1.9 Letter dated July 5, 2012 from Wendy and Jerry Edwards

The above letters were received.

- 10.1.10 Petition from Hornby Residents

The petition was received.

## **11. LOCAL TRUST COMMITTEE PROJECTS**

There were no Local Trust Committee projects for consideration.

## **12. REPORTS**

- 12.1 *Work Program Reports*  
*Top Priorities and Projects List Report dated June 27, 2012*

The Top Priorities and Projects List report was reviewed and Planner Zupanec responded to questions that arose. She reported that an informational fact sheet about the Riparian Areas Regulation that relates to the Northern Gulf Islands has been developed for the northern islands and will be useful to the working group. She stated that the Ministry of Environment brochure for Riparian Areas Regulation provides information that might be useful to property owners considering development of their property and advised that she brought a quantity of these for distribution.

Planner Zupanec noted that the Trustees may choose to review and update the Top Priorities later in the agenda if proposed Bylaw No. 145 is adopted.

- 12.2 *Applications Log*  
*Report dated June 27 2012*

The Applications Log dated June 27, 2012 was reviewed.

12.3 *Trustee and Local Expenses*

12.3.1 *Expenses posted to May 31, 2012*

The expenses posted to May 31, 2012 were received.

12.3.2 *Expenses posted to June 30, 2012*

Planner Zupanec distributed a corrected version of the Expense Summary Report for review. The Trustees questioned the Local Trust Committee Meeting Expenses spent to June 30, 2012 and will request a breakdown of expenses related to that specific item.

13. **NEW BUSINESS**

13.1 *Smart Meter Consultation Discussion*

Trustee Law provided background with a summary of requests for community meetings with BC Hydro to discuss the issue of Smart Meter installation. He advised that BC Hydro has now retained a consultant to further communications on this issue however a contingent of active Hornby residents is declining the offer to meet. Trustee Law requested consensus on how the Local Trust Committee should respond to this situation.

Discussion followed on the question of how to proceed. Chair Graham suggested that this is an issue that might be advanced by the Hornby Island Residents and Ratepayers Association as it is an organization that represents the community on issues where the Islands Trust does not have authority.

Trustee Law concurred that the Local Trust Committee has fulfilled a role in encouraging BC Hydro to consult with the community and that it might be appropriate to explore the option that the Hornby Island Residents and Ratepayers Association assume management of the process at this time.

14. **BYLAWS**

14.1 *Proposed Bylaw No. 145 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2012"*

Chair Graham advised that the proposed Bylaw was approved by the Executive Committee on July 3, 2012.

**HO-041-2012**

It was **MOVED** and **SECONDED** that proposed Bylaw No. 145 cited as "Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2012" be adopted.

**CARRIED**

Discussion followed on updating the Top Priority report as a result of this resolution.

**HO-042-2012**

It was **MOVED** and **SECONDED** that Top Priorities of the Hornby Island Local Trust Committee be amended by moving "Official Community Plan and Land Use Bylaw Review" to No. 1, and by moving Vacation Home Rentals Regulations to No. 2 with the activity being: Staff to develop a communications plan regarding the new regulations.

**CARRIED**

Communication of the regulations was discussed and the possibility of creating a YouTube video as an option was considered. The Trustees offered to explore community resources that might assist in a pilot project.

**15. ISLANDS TRUST WEBSITE**

*15.1 Hornby Page*

The following changes were requested to the Hornby page of the website:

- Update the Hornby Island Work Program
- Add the Special Meeting on August 12, 2012 to the Latest News
- Add information on the draft Official Community Plan to the Latest News
- Add the Trustees' Report to the Latest News

**16. NEXT BUSINESS MEETING DATE**

The next business meeting of the Hornby Island Local Trust Committee will take place on Friday, Sept 21, 2012 at 12:30 pm at New Horizons, 1765 Sollans Road, Hornby Island, BC.

A Special Meeting of the Local Trust Committee for residents and part-time residents to discuss topics of interest will be held on Sunday, August 12, 2012 at 11:00 am with the venue to be determined.

**17. ADJOURNMENT**

Chair Graham adjourned the meeting at 2:03 pm.

\_\_\_\_\_  
Recorder

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Chair