

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE  
BUSINESS MEETING  
HELD AT 12:30 PM ON FRIDAY, SEPTEMBER 21, 2012  
AT NEW HORIZONS, 1765 SOLLANS ROAD, HORNBY ISLAND, BC**

**PRESENT:** David Graham Chair  
Alex Allen Local Trustee  
Tony Law Local Trustee  
Vicky Bockman Recorder

**PRESENT BY TELEPHONE:** Sonja Zupanec Island Planner

There were three (3) members 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 was being held in traditional territory of the Coast Salish First Nations.

**2. APPROVAL OF AGENDA**

The agenda was adopted by consensus with the following amendments:

- Add item 13.5: Speed Limit Discussion

**3. MINUTES**

**3.1 *Local Trust Committee Meeting Minutes dated July 6, 2012***

The minutes were adopted by consensus with the following amendment:

- Page 1, last line: change “20112” to “2012”

**3.2 *Local Trust Committee Special Meeting Minutes dated August 12, 2012***

The minutes were adopted by consensus with the following amendments:

- Page 2, Item 7, fourth line: after “low-use” remove “Hornby”
- Page 5, ninth paragraph: change “Joan” to “Jan”

**3.3 *Section 26 Resolutions Without Meeting Log dated September 10, 2012***

The Section 26 Resolutions Without Meeting log was reviewed.

**3.4 *Hornby Island Advisory Planning Commission Minutes – None.***

**4. BUSINESS ARISING FROM MINUTES**

*4.1 Follow-up Action List dated September 10, 2012*

The Follow-up Action List was reviewed.

**5. CORRESPONDENCE – None.**

**6. TRUSTEES' REPORT**

Trustee Law reported that he attended a Ferry Advisory Committee meeting that was an opportunity for Committee Chairs to discuss issues in common and to meet with BC Ferries senior management and the BC Ferry Commissioner. He provided updates on the status of the coastal ferries community engagement program.

Trustee Law remarked that he attended a workshop on Riparian Areas Regulation in Nanaimo which he found to be useful. Additionally, he reported that last month he organized a meeting that included individuals from the RCMP, the Hornby Fire Department and health network to address concerns regarding communication that had arisen. He noted that he is working on arranging a meeting with Bruce Jolliffe to consider establishing a protocol agreement regarding communication in this regard.

Trustee Allen reported on the Trust Council Meeting that occurred recently on Bowen Island, noting that it was informative and provided an opportunity to meet Bowen Island Municipality Council members. He reported that topics included oil spill response, derelict vessel program, development in Howe sound, concerns regarding the proposed Raven Underground Coal Mine and an increase in the Islands Trust advocacy activities.

**7. CHAIR'S REPORT**

Chair Graham reported that work done at the Trust Council meeting in September included approval of the Strategic Plan for the 2011-2014 term. He reported that the principal focus areas will be protection of the natural environment; protection of coastal and marine ecosystems; protection of the quality and quantity of water resources; and an increase in advocacy efforts.

**8. DELEGATIONS – None.**

**9. TOWN HALL SESSION**

**Grant Scott** commented on three topics:

- He expressed his support for draft Official Community Plan Policy 6.3.3.1. He received clarification on the question of when the policy would become effective if adopted.

- He expressed his objection to designating Bradsdadsland as Visitor Accommodation as suggested in Policy 6.5.2.5 of the July draft Official Community Plan. He presented correspondence signed by neighbours recognizing the campground as a legal non-conforming use in a Rural Residential zone and opposing any changes to that status.
- He observed that there are dangerous driving practices occurring on Hornby near the Co-op and requested that the Local Trust Committee consider reducing the speed limit from 60 kph to 40 kph in that area.

**Jennifer Scott** – expressed her support for the proposed draft Official Community Plan Policy 6.3.3.1, suggesting that this would create more opportunities for younger people on Hornby.

**Toby Krell** - acknowledged that she is currently applying for a Section 946 subdivision and expressed her support for the proposed draft Official Community Plan Policy 6.3.3.1.

**10. APPLICATIONS AND PERMITS**

10.1 *HO-DVP-2012.3 (Krell – 4330 Central Road)  
Development Variance Permit Application to Reduce the Lot Frontage  
Requirement for Subdivision - Staff Report dated July 31, 2012*

Planner Zupanec reviewed the staff report for the Section 946 subdivision proposal. Discussion followed regarding the condition requiring the applicant to enter into a covenant to limit the density of the proposed remainder lot to one dwelling. Options available to reconsider the density restriction in the future, if requested by the current or subsequent owner of the property, were considered.

**HO-043-2012**

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee:

1. approve development variance permit HO-DVP-2012.3 (Krell),
2. grant a 10% frontage waiver to proposed remainder Lot A, Section 11, Hornby Island, Nanaimo District, VIP Plan 56290 (HO-SUB-2012.2);  
and
3. request staff to submit to the Ministry of Transportation and Infrastructure an additional condition for the preliminary layout approval of MOTI File 2012-00471 requiring the applicant to enter into a covenant with the Hornby Island Local Trust Committee to limit the density of the proposed remainder lot A to one dwelling prior to the final approval of MOTI File: 2012-00471 (HO-SUB-2012.2).

**CARRIED**

**11. LOCAL TRUST COMMITTEE PROJECTS**

11.1 *HO-OCP-2009.1 (Official Community Plan/Land Use Bylaw Review)  
11.1.1 Staff Report dated September 4, 2012*

## ADOPTED

Planner Zupanec outlined possible revisions and additions to the draft Official Community Plan and Land Use Bylaw for consideration.

Discussion on the issues resulted in the following points:

- 1.a. Support for the site specific zoning amendment for Downes Point was confirmed.
- b. Supporting the process of advancing the objective of rezoning Norris Rocks, Toby Islet and Flora Islet to parkland was confirmed.
2. Acknowledging the supportive input received thus far, there was consensus to proceed with the suggested revision of proposed Policy 6.3.3.1 and remove Policy 6.3.3.2.
3. In proposed Policy 6.5.2.5, it was the consensus that the property remain zoned Rural Residential recognizing the existing legal non-conforming campground use, with the inclusion of an information note to provide clarity of the situation.
4. Remove guidelines b, d, f, and g in proposed Policy 6.10.9.
5. Remove “strongly” in proposed Policy 4.1.2.
6. Staff was requested to provide information to advance options for home occupation regulations discussion.
7. Support for the recommended universal access design principles for Commercial Development Permit guidelines was confirmed and it was requested that the principles also be included in Community Housing section guidelines.

Other items discussed resulted in a consensus that:

- Community Service Use should be removed from draft Policy 6.3.5.2 as it is already designated and zoned for Community Housing; however it was recommended that a policy similar to 6.3.5.2 be included in a subsection for Special Needs Housing.
- The word “principal” should be removed from proposed Policy 6.5.5, Objective (2).

The timing for staff to provide revisions and additions as requested was discussed. It was determined that the date for the next scheduled business meeting might be premature as the revisions would not be available at that time.

### **HO-044-2012**

It was **MOVED** and **SECONDED** that the Local Trust Committee cancel the business meeting of October 12, 2012.

**CARRIED**

### **HO-045-2012**

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee direct staff to:

1. revise the draft Official Community Plan and Land Use Bylaw as per the Staff Report dated September 4, 2012 and other revisions deemed necessary by the Local Trust Committee; and
2. return the revised Official Community Plan and Land Use Bylaw for review and consideration at a future Local Trust Committee meeting date.

**CARRIED**

*11.1.2 Compilation of Correspondence to September 5, 2012*

The correspondence was received. Staff was requested to respond to Dan Bruiger's correspondence, and direction was provided on points to include in the response.

*11.2 HO-RZ-2012.1 (Vacation Home Rental Regulation)  
Communications Strategy*

This item was not discussed.

**12. REPORTS**

*12.1 Work Program Reports  
Top Priorities and Projects List Report dated September 10, 2012*

The Top Priorities and Projects List report was reviewed.

*12.2 Applications Log  
Report dated September 10, 2012*

The Applications Log dated September 10, 2012 was reviewed.

*12.3 Trustee and Local Expenses*

*12.3.1 Expenses posted to July 31, 2012*

The expenses posted to July 31, 2012 were reviewed.

*12.3.2 Expenses posted to August 31, 2012*

The expenses posted to August 31, 2012 were reviewed.

**13. NEW BUSINESS**

*13.1 Islands Trust Fund Board Referral  
Briefing and Five-Year Plan*

The draft of the Islands Trust Fund Five-Year Plan 2013-2017 was reviewed and it was the consensus that the Hornby Island Local Trust Committee had no comments to provide.

*13.2 Special Occasion Licences  
Memorandum dated August 31, 2012*

Planner Zupanec outlined the memorandum which suggested a method of streamlining the process requiring the consultation of local governments

regarding all public events being held in their jurisdiction where special occasion licences are required.

**HO-046-2012**

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee request staff to prepare a letter to the Comox Valley RCMP Detachment Staff Sergeant Andrew Isles advising that the Local Trust Committee delegates the approval of special occasion licences to the Comox Valley RCMP detachment effective immediately.

**CARRIED**

13.3 *Local Trust Committee Meeting Dates for October and November 2012*

This item was discussed previously in the agenda at item 11.1.1.

13.4 *Local Trust Committee Meeting Dates for 2013  
Memorandum dated September 10, 2012*

Planner Zupanec outlined the memorandum with suggested Local Trust Committee business meeting dates for 2013.

**HO-047-2012**

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee approve the 2013 regular Local Trust Committee business meeting dates as recommended by staff in the September 10, 2012 Memorandum.

**CARRIED**

13.5 *Speed Limit Discussion*

In response to input from community members and following up on a similar initiative on Gabriola Island, Trustee Law supported requesting a technical analysis in order to consider reducing the speed limit in certain areas to facilitate the use of neighbourhood zero emission vehicles.

The issue was debated and Trustee Allen noted that zero emission vehicles are not currently being used on Hornby and as such, this would not be an effective reason for reducing the speed limit. He also expressed concern with taking any action on this issue prior to public consultation.

**HO-048-2012**

It was **MOVED** that staff be requested to ask the Ministry of Transportation and Infrastructure to initiate a road assessment with respect to considering reducing the speed limit on Hornby Island roads from 60 km/h to 50 km/h (to enable Neighbourhood Zero Emission Vehicles to be used on roads connecting the main residential neighbourhoods with the main commercial and institutional areas) as follows:

- a) Central Road from Sandpiper Road (or alternatively Seawright Road) to the four-way-stop junction at the Co-op;
- b) Central Road from Carmichael Road (or alternatively Sollans Road) to the four-way-stop junction at the Co-op;
- c) St. Johns Point Road from Whaling Station Bay to the four-way-stop junction at the Co-op.

**CARRIED**  
**Trustee Allen Opposed**

**14. BYLAWS – None.**

**15. ISLANDS TRUST WEBSITE**

*15.1 Hornby Page*

The following change was requested to the Hornby page of the website:

- Add the draft Official Community Plan, revised as discussed at the September 21, 2012 Local Trust Committee meeting, to the website when available

**16. NEXT BUSINESS MEETING DATE**

The next meeting of the Hornby Island Local Trust Committee will take place on November 23, 2012 at 12:30 pm at New Horizons, 1765 Sollans Road, Hornby Island, BC.

**17. ADJOURNMENT**

Chair Graham adjourned the meeting at 2:45 pm

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Recorder

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Chair