

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE  
BUSINESS MEETING  
HELD AT 11:30 A.M., JUNE 7, 2013  
AT ROOM TO GROW, 2100 SOLLANS ROAD, HORNBY ISLAND, BC**

**Members Present:**

David Graham	Chair
Alex Allen	Local Trustee
Tony Law	Local Trustee

**Staff Present:**

Peter Phillips	Bylaw Enforcement Officer
Rob Milne	Island Planner
Katherine Vogt	Recorder

**Media and Others Present:**

There were two (2) members of the public in attendance – a.m.  
There were seven (7) members of the public in attendance – p.m.

**1. CALL TO ORDER**

Chair Graham called the meeting to order at 11:30 a.m. He welcomed the public and introduced himself, Local Trustees, Bylaw Enforcement Officer, Island Planner and Recorder.

**2. APPROVAL OF AGENDA**

The agenda was adopted by consensus with the following amendments:

- Add item 15.2: Bylaw Referral Form regarding Bylaw Nos. 27 and 28, dated May 24, 2013
- Add item 15.3: Discussion of transportation issues on Hornby Island
- Add item 15.4: Discussion regarding upcoming Comox Valley Regional District meeting

3. **CLOSED MEETING**

***HO-019-2013***

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee closes the next part of the June 7, 2013 business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) and section 90(1)(a) (Advisory Planning Commission Appointments) of the *Community Charter* and that Staff be invited to attend this meeting.

**CARRIED**

**Trustee Law**, declaring a conflict of interest, left the meeting at 11:36 a.m.

4. **RECALL TO ORDER**

By general consent the Committee reconvened in open meeting at 12:13.

**Trustee Law** returned to the meeting.

5. **MINUTES**

5.1 *Local Trust Committee Adopted Meeting Minutes of April 26, 2013*

The minutes were adopted by consensus.

5.2 *Section 26 Resolutions Without Meeting*

None

5.3 *Hornby Island Advisory Planning Commission Minutes*

None

6. **BUSINESS ARISING FROM MINUTES**

6.1 *Follow-up Action List dated May 30, 2013*

There was some discussion on the current condition of the Hornby Island Advisory Planning Commission.

**HO-020-2013**

**It was MOVED and SECONDED,**

that staff be directed to initiate a review of the Advisory Planning Commission Bylaw and to direct the staff to invite the members whose terms recently expired to participate in the review of the Land Use Bylaw as ex-official members.

**CARRIED**

**7. CORRESPONDENCE**

None.

**8. TRUSTEES' REPORT**

**Trustee Law**, as a member of the environmental assessment working group for the Raven Coal Mine application, reported that the application for information requirements had been returned to the company for possible submission. He commented that the B.C. Ferries service adjustments discussion was in limbo. He spoke on the work of the Islands Trust Fund Board and that a nature reserve had been put in place on Gabriola Island as well as on Galiano Island.

**Trustee Allen** reported that he would be attending a Trust Council meeting on Mayne Island the following week. He commented favorably on the new website design for the Islands Trust site.

**9. CHAIR'S REPORT**

**Chair Graham** spoke on the various issues affecting the different islands in the Islands Trust area. Lasqueti Island was dealing with parking problems, Gambier Island was working on finalizing its Land Use Bylaw, and Gabriola Island was dealing with riparian areas.

**10. DELEGATIONS**

None.

**11. TOWN HALL SESSION**

**Tony Quin** requested that the Hornby Trust Committee and planning staff provide updated written correspondence to groups, organizations, and individuals on Hornby Island in the form of letters that would contain information on the particular bylaws pertinent to the issues they were dealing with.

**Planner Milne** noted that Islands Trust staff received numerous queries and that written responses would consume considerable staff time.

**Trustee Law** agreed that written responses to citizen submissions would be helpful.

**Carol Quin** reiterated the need for written responses to citizen submissions and queries.

**Karen Ross** asked what the intent of the local Trust Committee was to enforce the new vacation rental bylaw as well as compliance with advertising regulations.

**Trustee Law** responded that a complaint would be needed to trigger an investigation and that complaints regarding non-permitted buildings would be prioritized.

**Dianne Chuoke** praised the new Islands Trust website, noting that it allowed for easier access to the minutes of meetings. She expressed the need to allow for detached secondary units and questioned whether separately zoned areas could request special consideration for detached dwellings.

**Trustee Law** noted that last term's targeted review of the Official Community Bylaw did not attempt to reopen issues around density and that land use bylaws were to some extent out of sync with the Official Community Plan (OCP). Perhaps a resolution would be needed to deal with the density issue because it could not be included in the present OCP review due to time constraints. Trustee Law offered that a temporary use permit could be applied for to accommodate persons in need of housing.

**Chair Graham** noted that the whole community needed to be involved in the discussion around dwelling densities and detached versus attached units and that such a discussion could take as long as the short-term vacation rentals issue. He expressed the need to finish the OCP and Land Use Bylaw (LUB) projects and then go back and target the density issues. He acknowledged that he had received the Lyle Chambers petition on affordable housing and that this petition spoke directly to the need for community discussion on density.

**Brian Kittleson** read out a preamble letter in regard to the petition just submitted to the Hornby Island Local Trust Committee (HILTC) from Lyle Chambers (on behalf of concerned citizens) regarding fulltime affordable housing, dated June 3, 2013 and handed to Chair Graham at the start of the HILTC meeting of this day, June 7, 2013 and also submitted electronically.

The preamble letter noted that the petition contained 310 signatures and requested a response by the HILTC by months end.

The petition itself requests the Hornby Island Local Trust Committee to:

“Adopt a moratorium on the investigation and enforcement of non-conforming situations which provide housing for community residents (unless there is a bona fide impact on health, the environment or neighbors) at least until new provisions have been adopted in our Official Community Plan and Land Use Bylaw that provide real options to keep community members housed in our community.”

**Trustee Law** noted that the community was actually deciding its own bylaws and that the Hornby Island Trust Committee was not unduly influenced by Victoria.

By general consent the meeting was recessed at 1:04 p.m. and reconvened at 1:09 p.m.

**12. APPLICATIONS AND PERMITS**

- 12.1 HO-DVP-2013.1 (Mark Was – 5350 Arthurs Rd) Staff Report dated May 15, 2013 (2 submissions attached) – attached.

**Planner Milne** recommended that the application by Marc Was for a Development Variance Permit to build a power shed and carport 8 feet and 11.5 feet away (respectively) from the exterior side lot line be supported.

**Trustee Allen** noted that some time and effort had been made by the applicant to site the structures in the least disruptive way.

**HO-021-2013**

**It was MOVED and SECONDED,**

that the Hornby Island Trust Committee approve the development variance permit application HO-DVP-2013.1.

**CARRIED**

By general consent the meeting was recessed at 1:14 p.m. for lunch and reconvened at 1:28 p.m.

**13. LOCAL TRUST COMMITTEE PROJECTS**

None.

**14. REPORTS**

- 14.1 *Work Program*

- 14.1.1 *Top Priorities Report and Projects Report dated May 30, 2013 – attached*

**HO-022-201**

**It was MOVED and SECONDED,**

that the Top Priorities list be changed so that the Official Community Plan and Land Use Bylaw Review be maintained as number one priority; that the Review of the Advisory Planning Commission Bylaw be added as second priority; that the Riparian Areas Regulation Mapping and Implementation be given third priority; and that the Vacation Home Rentals Regulations Review be removed from the Top Priorities List.

**CARRIED**

**HO-023-2013**

**It was MOVED and SECONDED,**

that the following be added to the Projects List: Establish a community process to review residential density to address community housing needs following the completion of the Official Community Plan-Land Use Bylaw review.

**CARRIED**

14.2 *Applications Log*

14.2.1 *Report dated May 30, 2013 – attached.*

It was noted that residents had two years to implement their plans from the date a permit by the Islands Trust was issued.

14.3 *Trustee and Local Expenses*

14.3.1 *Expenses posted to March 31, 2013 (Fiscal – Yearend) – attached*

None.

**15. NEW BUSINESS**

15.1 *Eelgrass Mapping Memorandum dated April 23, 2013 – attached*

**HO-024-2013**

**It was MOVED and SECONDED,**

that the Hornby Island Trust Committee commit \$ 1,000 from the Local Trust Committee's 2013-2014 budget to eelgrass mapping in the Hornby Island Local Trust Area, a collaborative initiative of the Islands Trust, Islands Trust Fund, and Seagrass Conservation Working Group.

**CARRIED**

15.2 *Bylaw Referral Form regarding Bylaw Nos. 27 and 28 dated May 24, 2013*

**HO-025-2013**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee respond to Bylaw Referral 27 and 28 by indicating Interest Unaffected by Bylaw

**CARRIED**

15.3 *Transportation Issues on Hornby Island*

**Trustee Law** reported that the Hornby Island Local Trust Committee would soon be meeting with the Ministry of Transportation to discuss transportation issues affecting Hornby Island.

15.4 *Upcoming Meeting with Comox Valley Regional District*

**Planner Milne** provided information on the categories being offered for discussion by the Comox Valley Regional District's Executive Secretary James Warren:

- Hornby Island Anderson water update
- Denman Island water update
- Hornby island Waste-Management Centre update
- Hornby and Denman Islands Fire Agreements
- Hornby Island Fire Hall update
- Hornby Island Parks and Beach Accesses update
- Denman Island Parks update
- Denman Island Ferry-to-Ferry Trail update
- Community Hall Improvements
- House Numbering updates

**Trustee Law** commented on the existence of several water supply lots located on Anderson Road that had been specially zoned by the Comox Valley Regional District (CVRD) and requested that Planner Milne search for an older report on these lots in case the CVRD wanted to change the zoning on these lots in the future.

16. **BYLAWS**

None

17. **ISLANDS TRUST WEBSITE**

17.1 *Hornby Page – attached*

Trustee Law commented that the flyers that were handed out on Hornby Island by the Hornby Island Local Trust Committee could be added to the website under Trustees' Corner.

18. **NEXT MEETING DATE**

The next meeting of the Hornby Island Local Trust Committee will take place on Friday, July 12, 2013 at 11:30 a.m. at Room to Grow, 2100 Sollans Road, Hornby Island, BC.

19. **ADJOURNMENT**

Chair Graham adjourned the meeting at 2:00 p.m.

\_\_\_\_\_  
Recorder

\_\_\_\_\_  
Chair