



**Hornby Island
Local Trust Committee
Minutes of a Regular Meeting**

Date of Meeting: Friday, July 12, 2013

Location: 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
Vicky Bockman, Recorder

Media and Others Present: There were approximately two (2) members of the public in attendance – am
There were approximately five (5) members of the public in attendance – pm

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:30 am.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. CLOSED MEETING

HO-026-2013

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee closes the next part of the July 12, 2013 business meeting to discuss matters pursuant to Section 90(1)(f) (Bylaw Enforcement) of the *Community Charter* and that staff be invited to attend this meeting.

CARRIED

The Committee closed the meeting at 11:31 am.

4. RECALL TO ORDER

By general consent the Committee reconvened in open meeting at 11:57 am.

Chair Graham welcomed the public and introduced himself, Local Trustees, Bylaw Enforcement Officer, Island Planner and Recorder.

Planner Milne reported on the following resolution from the *In-Camera* meeting:

It was MOVED and SECONDED,

1. THAT whereas the Land Use Bylaw and Official Community Plan for the Hornby Island Local Trust area are currently undergoing a community review process which will include a review of issues related to residential densities, it is resolved that enforcement actions related to density against properties identified as:
 - a) Lot B, Section 15, Hornby Island, Plan 24652 (1655 Central Road);
 - b) Lot B, Section 6, Hornby Island, Plan 30442 (7205 Central Road); and
 - c) Lot 6, Section 10, Hornby Island, Plan 26332 (2475 St. Johns Point Road)shall be held in abeyance;
2. that nothing in this enforcement policy should be interpreted as giving permission to any party to violate the Land Use Bylaw and the Hornby Island Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice; and
3. that unless the Hornby Island Local Trust Committee extends the effective period on this enforcement policy it expires on December 31, 2013 or when Land Use Bylaw and Official Community Plan review is complete, whichever is the sooner.

CARRIED

Bylaw Enforcement Officer Phillips left the meeting at 12:03 pm.

5. MINUTES

5.1 Local Trust Committee Meeting Minutes dated June 7, 2013

The minutes were adopted by consensus with the following amendments:

- Page 2, item 3, last sentence: change “11:26 p.m.” to “11:36 am”
- Page 3, item 8, first paragraph, first sentence: change to read: “**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 resubmission.”;
- Page 5, item 12.1, second paragraph: change: “**Trustee Allan**” to “**Trustee Allen**”;
- and
- Page 8, item 18, second line: change “June 7” to “July 12”.

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 July 4, 2013

Planner Milne reviewed the Follow-up Action List dated July 4, 2013, provided updates and responded to questions that arose.

By general consent the Committee directed staff to provide an update at a future meeting on the Nov-23-2012 OCP/LUB review activity.

Planner Milne confirmed that the last activity under the Apr-26-2013 entry has been completed and will be removed from the list.

7. CORRESPONDENCE – None.

8. TRUSTEES' REPORTS

Trustee Allen reported on highlights of the recent Trust Council meeting including the presentation by Kinder Morgan and the Carbon Neutral Operations Policy. He commented that recent news indicates that BC Hydro has agreed to allow an option to decline smart meter installation.

Trustee Law reported that small regional parks and beach accesses were discussed at the recent Comox Valley Regional District meeting, noting that it might be useful to inventory Hornby Island beach accesses and to consider possible disposition plans for future reference.

Trustee Law reported on Islands Trust Fund matters, advising that eelgrass mapping is supported in the Islands Trust area and is tentatively scheduled for Hornby in August. He added that work is proceeding on another Natural Area Protection Tax Exemption Program covenant on Hornby and encouraged property owners to consider this program which offers a 65% exemption on property taxes each year.

Trustee Law reported on Ferry Advisory Committee matters, advising that BC Ferries is planning meetings on Denman and Hornby Islands in August to provide an update on the cable ferry project and noted that they have been requested to respond to a number of feasibility questions that have been raised. He reported on additional meetings with Ministry of Transportation and Infrastructure and BC Ferries officials, reporting that it is hoped that a meeting with the new Minister and senior staff will occur in September to discuss BC Ferries service adjustments and efficiencies. He added that he would like the format to include community involvement.

Trustee Law reported on a recent meeting with Ministry of Transportation and Infrastructure to discuss Hornby road concerns and possible speed limit reduction on certain roads to allow for consideration of zero-emission vehicles.

9. CHAIR'S REPORT

Chair Graham reported that at the annual Comox Valley Regional District (CVRD) meeting a question was raised to ask what process would be required if Denman or Hornby were interested in the process of instituting building permits/inspections through CVRD. He noted that the response indicated that the question would have to be researched through their various agencies before a clear answer could be provided.

Chair Graham reported that the quarterly Trust Council meeting held on Mayne Island had included councilors from San Juan Islands for discussion of items of mutual interest. He advised that at the Trust Council meeting Community Stewardship Awards were selected and noted that although there were none chosen from Hornby Island this year, he recognized the outstanding volunteer community service and environmental stewardship efforts occurring on Hornby Island.

10. DELEGATIONS – None.

11. TOWN HALL SESSION

John Chapman – requested that the Local Trust Committee reconsider the boundaries between the (R4) Zone and (R2) Zone in the current Official Community Plan and Land Use Bylaw review process to allow his property to be designated as (R2). He noted that his primary concern involves the right of subdivision and provided numerous reasons for supporting this designation.

Trustees advised that they would consider this further at agenda item 13.1.

Dianne Chouke – requested confirmation of the current estimated time-line for public review of the Official Community Plan/Land Use Bylaw (OCP/LUB) review project.

Chair Graham responded that the goal to complete the review in this term remains unchanged and Planner Milne added that completion by Spring is likely barring unexpected issues.

Glen Hadden – expressed concern that there is consideration being given in the current OCP/LUB review to change the zoning of his Ford Cove property from commercial to residential zoning. He does not support a change to a residential designation and provided rationale for continuation of a commercial zone designation for that property.

Trustee Law responded that consideration is being given in the review to correct an apparent situation where there is only residential use occurring in a zone where the residential use is accessory to commercial use. He indicated that there needs to be community understanding and support of the zoning that the OCP/LUB review process will provide. He suggested that this matter be discussed further at agenda item 13.1.

12. APPLICATIONS AND PERMITS – None.

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 HO-OCP-2009.1 (Official Community Plan/Land Use Bylaw Review)

13.1.1 Communications and Consultation

Planner Milne summarized the steps remaining that are necessary to prepare the draft OCP document for public review, noting that he anticipates this to occur by October.

Trustee Law suggested that it would be useful to highlight significant changes in the draft OCP at the informal summer meeting in order to allow a dialog with the summer residents on the project. He will provide staff with a suggested list of topics that might be discussed at the meeting.

Trustees discussed the zoning designation issue presented by John Chapman in the Town Hall session and supported putting the two remnant lots referenced into the (R2) zone, indicating that it makes sense to address this land use planning issue in conjunction with the current OCP/LUB review. Trustees suggested that a review might be conducted on other lots in that area that might be similarly situated.

The Ford Cove zoning matter that was referenced by Glen Hadden in the Town Hall session was discussed and Trustees indicated that it is important that the Land Use Bylaw aligns with how the property is being utilized. Trustees indicated that at this time the draft OCP appears to be accurate; however, the goal is to have a meaningful dialog to ensure that the zoning makes sense for the landowner and the community.

HO-027-2013

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee hold a Community Information Meeting for summer residents on August 11, 2013 to include information and discussion on key policies in the draft Official Community Plan, with Trustees to arrange venue and advertising.

CARRIED

14. REPORTS

14.1 Work Program

14.1.1 Top Priorities and Projects List Report dated July 4, 2013

Planner Milne summarized the Top Priorities and Projects List and presented an update on Top Priority No. 3 Riparian Areas Regulation Mapping and Implementation Consultations. The following points were noted:

- the status of the activity was confirmed to be “On Going” rather than “Done” and Trustees requested that the report be corrected;

ADOPTED

- Trustee Law advised that when the mapping contracts are established, he would like to refer a local biologist to the consultant to provide additional local information.

HO-028-2013

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee direct staff to bring forward to the next meeting, a revised Advisory Planning Commission bylaw with new language addressing the appointment dates.

CARRIED

Trustees identified typographical errors in the June 7, 2013 project on the Projects list for correction:

- correct “denisty” to “density”;
- correct “hte” to “the”; and
- correct “offical” to “official”.

HO-029-2013

It was MOVED and SECONDED,

that “Inventory assessment of beach access and other unopened road allowances” be added to the Projects List.

CARRIED

14.2 Applications Log

14.2.1 Report dated July 4, 2013

The reported dated July 4, 2013 was received.

14.3 Trustee and Local Expenses

14.3.1 Expenses posted to May 31, 2013

The Local Trust Committee Expense Summary Report for invoices posted to May 31, 2013 was received.

14.3.2 Expenses posted to June 30, 2013

The Local Trust Committee Expense Summary Report for invoices posted to June 30, 2013 was received.

15. NEW BUSINESS

15.1 Proactive Bylaw Enforcement of Illegal Structures on the Foreshore Memorandum dated June 18, 2013

Chair Graham summarized the memorandum.

HO-030-2013

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee provide the following comments to the Local Planning Committee with respect to illegal structures on the foreshore: the Hornby Island Local Trust Committee supports an education and awareness approach that includes easily accessible information that can be provided to landowners with respect to best management practices for shoreline protection.

CARRIED

15.2 Summer Meeting for Seasonal Residents

This item was discussed previously at Agenda item 13.1.1

16. BYLAWS – None.

17. ISLANDS TRUST WEBSITE

17.1 Hornby Page

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

- Local Trustee Corner: remove the duplicate last paragraph in the July Trustees report; and
- review the website to ensure that all references relating to the timing of the OCP/LUB review reflect the current information.

18. NEXT MEETING DATE

18.1 Community Information Meeting

There will be a Community Information Meeting for Summer Residents held on Sunday, August 11, 2013. Time and venue to be determined.

18.2 Local Trust Committee Business Meeting

The next meeting of the Hornby Island Local Trust Committee will take place on Friday, September 13, 2013 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC.

19. ADJOURNMENT

Chair Graham adjourned the meeting at 1:22 pm.

David Graham, Chair

CERTIFIED CORRECT:

Vicky Bockman, Recorder