



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

Date of Meeting: Friday, February 7, 2014

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: Vicky Bockman, Recorder

Media and Others Present: Approximately three (3) member of the public-am
Approximately three (3) members of the public-pm

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:30 am. He acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 13.2 BC Ferries Service Reductions
- 13.3 Eelgrass Mapping

By general consent the agenda was approved, as amended.

3. MINUTES

3.1 Local Trust Committee Meeting Minutes of November 22, 2013

By general consent the Local Trust Committee meeting minutes of November 22, 2013 were adopted.

ADOPTED

3.2 Section 26 Resolutions Without Meeting Log dated January 30, 2014

The Log was reviewed.

3.3 Hornby Island Advisory Planning Commission Minutes dated January 13, 2014

3.4 Hornby Island Advisory Planning Commission Minutes dated January 20, 2014

3.5 Hornby Island Advisory Planning Commission Minutes dated January 24, 2014

3.6 Hornby Island Advisory Planning Commission Draft Minutes dated January 27, 2014

HO-2014-001

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee receive the minutes of the Advisory Planning Commission dated January 13, 20, 24 and 27, 2014.

CARRIED

Chair Graham expressed appreciation for the diligent work that the Advisory Planning Commission has done on this project.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated January 30, 2014

The Follow-up Action List was reviewed.

5. CORRESPONDENCE – None.

6. TRUSTEES' REPORT

Trustee Law remarked that he attended a meeting of C.A.S.T., Community Action Solutions Together, where Hornby organizations gather to share updates on activities and consider collective issues. He reported on BC Ferries matters, advising that the Minister of Transportation and Infrastructure has announced that they will be proceeding with targeted savings from service reductions and that BC Ferries will work with communities to refine the schedules. He indicated that efforts to actively collaborate to generate responses to the draft alternative schedules are being organized by the Ferry Advisory Committees, a Union of BC Municipalities Special Committee on BC Ferries, and community organizations. He noted that the reductions are scheduled to be implemented on April 28, 2014.

Trustee Allen commented that he attended a meeting of the Trust Programs Committee which focused on advocacy policies and possible strategies to manage the number of separate advocacy programs in order to increase effectiveness. He noted that the

ADOPTED

upcoming Trust Council meeting will provide an opportunity for deeper discussion of this subject.

7. CHAIR'S REPORT

Chair Graham reported that the Executive Committee has been reviewing the agenda for the Trust Council meeting which will be held the first week of March on Hornby Island. He noted that an item of interest will be a presentation by the First Nations treaty negotiator and it is hoped that at least a portion of that session will be available for public attendance. Chair Graham reported that the draft 2014/2015 budget will be reviewed at that meeting and proposes a small increase of less than one percent. He suggested that this is an amount appropriate for the current economic environment and is less than the cost of living index.

8. DELEGATIONS – None.

9. TOWN HALL SESSION

Tony Quin expressed support for the draft bylaw changes to facilitate the Islanders' Secure Land Association project. As a member of the Board of the Elder Housing Society, he summarized present difficulties including the need to expand in some manner to meet the large mortgage and operating costs, provide for an on-site caretaker and address the limits of the servicing program which are constrained by the density limitations. He requested the Committee give consideration to increasing the permitted density on that property, as a minor adjustment of this nature might save effort and cost for Elder Housing, while a review of zoning might be considered at a later date.

Committee members acknowledged that the strategies to approach the problem were complex and observed that staff input on the issue would be helpful.

By general consent it was requested that this issue be addressed at the next Local Trust Committee meeting when the Planner will be in attendance.

Dianne Chuoke requested an explanation of the Denman Island approach to permitting cottages, secondary suites and affordable housing currently being considered.

Chair Graham explained that the proposed draft amendments are for secondary suites and cottages on larger lots on Denman Island. He clarified that affordable housing is not a part of these draft bylaws and that the draft proposes the requirement of Temporary Use Permits for cottages.

Carol Quin commented that in her work with the Advisory Planning Commission to review the Official Community Plan (OCP), she located the original OCP bylaw for Hornby Island and observed that the goals and objectives are almost identical today.

10. APPLICATIONS AND PERMITS – None.

11. LOCAL TRUST COMMITTEE PROJECTS

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

11.1.1 Advisory Planning Commission Draft Official Community Plan Review Report

Advisory Planning Commission (APC) member Carol Quin reported that the APC has reviewed the entire OCP while focusing on the recommended sections and noted that their suggested revisions have been submitted to the Local Trust Committee for consideration. She advised that the APC will begin its review of the Land Use Bylaw (LUB) shortly and will attempt to ensure that policies and regulations are on track. She offered to provide input and to answer any questions that might arise in the Committee’s discussion of the review recommendations.

Trustees discussed the revisions recommended by the APC in their minutes of January 13, 20, 24 and 27, 2014 and the following comments were noted:

TABLE OF LOCAL TRUST COMMITTEE COMMENTS

APC Minutes of January 13, 2014

No.	Section or Policy	Local Trust Committee Comments
	Table of Revisions	
1.	6.3.1 Background	Add: d) notwithstanding these challenges the location, amount, type and density of current land use designations plus potential community housing in the Community Service Use designation and housing that may be created through rezoning enabled by policies in this plan are sufficient to meet anticipated housing needs over the next five years.
18.	6.5.1.3 a)	Change to: close proximity to the major commercial service centre for the island to reduce travel requirements and greenhouse gas emissions or in locations as provided for in policy 6.2.7 (Community Service Use) of this plan
	6.5.1.3 f)	Add after “technologies”: and
	6.5.1.3 g)	Change the end punctuation to a period
	6.5.1.3 h)	Remove as it has been captured in a)
20.	6.5.2 Objectives (1)	Change to: to provide an appropriate range of accommodation for visitors without incurring undue cost to the local taxpayers in providing basic facilities for visitors.

ADOPTED

21.	Jurisdictions Graphic	Support was expressed for providing this information on the website or in a location other than in the OCP
	Table of Issues	
2.	6.3.5.14	Discussion with Planner/legal review is suggested to determine if the TUP is being used appropriately, as it is being used to define criteria in areas that are permitted as opposed to allowing uses that are otherwise not permitted
5.	6.4.1.1	End the phrase after “maintained” as this exception was referencing a subdivision for the gas bar that has since been completed

APC Minutes of January 20, 2014

No.	Section or Policy	Local Trust Committee Comments
	Table of Revisions	
3.	Current 5.8.1 Main Rural (this number will change as it has been recommended that it be moved to Advocacy Policies)	Second line add before 50 km/hr: “consideration to be given to”
11.	6.5.3.5	Remove this policy as it is captured in the LUB; renumber subsequent policies accordingly
13.	6.5.5.5 e)	Remove “(such as stationary saw milling)” and do not provide an example
14.	Throughout the OCP	Do not capitalize “impact assessment report”
19.	6.6.1.11	New advocacy policy to read: The landing of seaplanes and helicopters in parks or public swimming beaches should be discouraged.

APC Minutes of January 24, 2014

No.	Section or Policy	Local Trust Committee Comments
	Table of Revisions	
7.	4.5.16	Change to: Property owners with wells on their property that are dry or contaminated (including by saltwater intrusion) are encouraged to back fill those wells.
8.	5.8 Roads Background	First line: Planner is requested to check with MOT to review language prior to changing as APC suggests (four categories and adding new “heritage”) as these categories may be set by the Ministry without the ability to change

ADOPTED

9.	Current 5.8.1 (this number will change as it has been recommended that it be moved to Advocacy Policies)	Planner is requested to check with MOT to review language prior to changing as APC suggest (adding a new, fourth category for road standards: Heritage Rural) as these categories may be set by the Ministry without the ability to change
10.	6.3.5.4 b)	Change to read: the availability of the housing units to persons whose special needs are to be accommodated;
11.	6.3.5.4 c)	Second line, change: "within a class" to "with special needs"

APC Draft Minutes of January 27, 2014

There were no comments on the APC recommendations of January 27, 2014.

HO-2014-002

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to incorporate the Advisory Planning Commission revisions including the Local Trust Committee comments as captured in the February 7, 2014 meeting.

CARRIED

Committee members thanked the APC for their thorough work on the OCP review and appreciated the many valuable recommendations made for the Local Trust Committee's consideration.

By general consent staff was requested to forward the draft minutes of the Local Trust Committee's February 7, 2014 meeting to the APC for their information.

APC Member Carol Quin asked for clarity on the completion timeline for the APC's Land Use Bylaw recommendations. Chair Graham suggested that Planner Milne be contacted to discuss the timing.

12. REPORTS

12.1 Work Program

12.1.1 Top Priorities and Projects List Report dated January 30, 2014

The report was reviewed.

12.2 Applications Log

12.2.1 Report dated January 30, 2014

The reported was reviewed.

12.3 Trustee and Local Expenses

12.3.1 Expenses posted to November, 2013

The report was received.

12.3.2 Expenses posted to December, 2013

The report was received.

12.3.3 Expenses posted to January, 2014

The report was received.

13. NEW BUSINESS

13.1 Islands Trust Council – Strategic Plan 2011-2014 – updated December 2013

The report was received.

13.2 BC Ferries Service Reductions

HO-2014-003

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Chair be requested to write to the Ministry of Transportation and Infrastructure with copies to the President of BC Ferries and the MLA for Comox Valley with respect to service reductions on Route 22.

CARRIED

13.3 Eelgrass Mapping

Trustee Law reported that the eelgrass mapping report for the entire Islands Trust area is now available and it appears that Hornby Island has one of the highest percentages of coastline with eelgrass. He suggested that ways to inform and educate the community about eelgrass might be explored.

ADOPTED

HO-2014-004

It was MOVED and SECONDED,

that "Information and education with respect to eelgrass, possibly in conjunction with Conservancy Hornby Island" be added to the Projects List.

CARRIED

14 BYLAWS – None.

15 ISLANDS TRUST WEBSITE

15.1 Hornby Page

Trustees noted that the meeting minutes are difficult to find on the website and requested they be presented and organized in a clear manner that is easily accessible.

16. NEXT MEETING DATE

16.1 Local Trust Committee Business Meeting

The next meeting will take place on Friday, March 14, 2014 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC.

19. ADJOURNMENT

By general consent the meeting was adjourned at 1:36 pm.

David Graham, Chair

CERTIFIED CORRECT:

Vicky Bockman, Recorder