



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

Date of Meeting: Friday, March 14, 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: Rob Milne, Planner
Vicky Bockman, Recorder

Media and Others Present: Approximately three (3) members of the public
Trystan Willmott, Madrone Environmental Services Ltd.

1. CALL TO ORDER

Chair Graham called the meeting to order at 11:30 am. He welcomed the public and introduced himself, the Local Trustees, Staff and Recorder.

2. APPROVAL OF AGENDA

The following change to the agenda was presented for consideration:

Move agenda item 13.2 to follow item 2.

By general consent the agenda was approved, as amended.

13.2 Hornby Island Riparian Areas Regulation (RAR) Mapping

**13.2.1 Madrone Environmental Services Ltd. Report dated January 21, 2014
Presented by Trystan Willmott, Aquatic/Terrestrial Biologist, Madrone
Environmental Services Ltd.**

Biologist Willmott presented the report “Hornby Island Riparian Areas Regulation (RAR) Stream Identification – Beulah Creek and Three Un-Named Watersheds”, prepared by Madrone Environmental Services Ltd. He outlined the scope of the project, commenting that the four watersheds had been targeted based on information from the Ministry of Environment. He noted that previously the Beulah Creek watershed had been partially mapped and

ADOPTED

the Ford Creek watershed had been fully mapped. He advised that the three potential RAR watersheds had been field-verified to be applicable to RAR.

He explained the definition of a “stream” under the RAR, summarized the objective of the project, identified methods used and the fieldwork that was done to gather the data. He provided an outline of the results and summaries of the watersheds. He concluded his presentation with the reasons to protect riparian areas and welcomed local knowledge, as that can be valuable input.

A question and answer period followed and the following points were noted:

- the process for managing RAR-applicable roadside ditches was discussed;
- development within the Riparian Assessment Area (RAA) completed prior to 2006 technically would be legally non-conforming;
- changes occurring in RAAs, such as the significant meandering of Fords Creek over time, may necessitate sharing information with other jurisdictional agencies; and the development of a mechanism to update and maintain the system will be required;
- communication of the information and educating the community as to the value of the regulations was considered to be an important part of the process; and
- Trustee Law reported that he had been advised of an additional potential RAR-applicable watershed based on local knowledge, and indicated that he would provide this information for possible follow-up.

3. MINUTES

3.1 Local Trust Committee Meeting Minutes of February 7, 2014

The following amendments to the minutes were presented for consideration:

- Page 2, item 6, first line: Insert “Action” after “Community”;
- Page 3, item 9, fourth paragraph: replace “A member of the public” with “Dianne Chuoke”; and
- Page 3, item 9, sixth paragraph: replace “A member of the public” with “Carol Quin”.

By general consent the Local Trust Committee meeting minutes of February 7, 2014 were adopted, as amended.

3.2 Section 26 Resolutions Without Meeting – None.

3.3 Hornby Island Advisory Planning Commission Minutes – None.

4. BUSINESS ARISING FROM MINUTES

4.1 Follow-up Action List dated March 4, 2014

The follow-up action list was reviewed.

4.2 Shoreline Protection Workshop Request

4.2.1 Memorandum dated January 8, 2014

Trustee Law reported that shoreline property owners who had not been able to attend the presentation in February, 2013 have been expressing interest in a shoreline protection workshop. He suggested that consideration might be given to facilitating a summer workshop.

Discussion followed and the following comments were noted:

- Trustee Allen indicated that directing attention to the relevant material that exists on the website might be a more suitable strategy to reach the small group of interested individuals; and
- Trustee Law conceded that the Committee has a full work program at this time and agreed that an approach that targets website information as a resource and consideration of the topic for a future project might be more effective.

HO-2014-005

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee add to the Projects List the following item: "Provide information on shoreline protection".

CARRIED

Trustee Law offered to compile website links addressing the topic of shoreline protection and forward the information to staff for uploading to the Hornby Island webpage.

5. CORRESPONDENCE – None.

6. TRUSTEES' REPORT

Trustee Allen reported that he attended a meeting with members of the Ministry of Aboriginal Relations and Denman Island Trustees for a discussion of the K'omoks First Nation treaty negotiation process. He commented that he also attended a meeting with Comox Valley Regional District representatives to discuss various topics and share information. He commented briefly that Trust Council had been held on Hornby Island and had included another interesting presentation from Ministry of Aboriginal Relations with discussion of aquaculture and Crown Lands.

ADOPTED

Trustee Law reported that the Ferry Advisory Committee (FAC) held meetings on Hornby and Denman Islands to brainstorm potential revisions to the ferry schedule changes proposed by the province. He noted that the FAC also had a working meeting with BC Ferries which has resulted in retention of some early and later sailings on Denman Island and assurances that they will continue to do research on suggestions that have been provided. He reported that, along with Chair Graham and Director Bruce Jolliffe, that they met with MLA Don McRae regarding Friday evening sailings on Hornby and commented that he continues to follow up on that meeting to solicit a response. He indicated that he will also continue to attempt to advocate for this at the provincial level.

Trustee Law reported that there has been some discussion in the community regarding the fuel loading on Mt. Geoffrey land in conjunction with the issue of the growing difficulty of obtaining firewood for residential use. He suggested that he might create a report that includes discussion of jurisdictional issues and incorporates information that has already been gathered on this topic for community discussion.

7. CHAIR'S REPORT

Chair Graham reported that at Trust Council a zero-percent budget for 2014/2015 was adopted. He also commented that there had been a good turnout for the ferry rally in Victoria on March 11, 2014 and thanked the organizers of that event.

8. DELEGATIONS – None.

9. TOWN HALL SESSION

Tony Quin commented on the following matters:

- He expressed interest in creating a comprehensive map of Hornby Island that includes information from various studies on forage fish habitat, eelgrass and key birding areas, showing features and identifying issues. He commented that the Hornby Conservancy Board supports the idea and noted that this might be a useful tool to assist the Local Trust Committee in future marine conversations with the community. He is hoping to approach the Trust Fund staff to discuss the project;
- He advised that the Hornby Island Residents and Ratepayers Association recently passed a motion asking for a meeting with the Minister regarding a late ferry sailing; and
- He expressed support for addressing the issue of woodcutting on Mt. Geoffrey, citing weather patterns that have created more blowdown and hazards, and suggested utilizing more community resources than outside agencies in the endeavor. He noted that Crown Land had been studied in the past and recommendations had been made. He suggested that the Fire Department might be asked to identify hazard zones and the community might be engaged to identify how to use the wood, perhaps for low income housing building materials.

Trustee Law commented that together they might initiate a visit with the Fire Chief and possibly the Regional Parks Committee to brainstorm practical solutions and develop a consensus for next steps.

ADOPTED

Carol Quin had the following comments:

- She commented on the Public Notice of Alternative Approval Process for the Hornby Island Heritage Conservation Service Area that was published recently. She explained that the purpose is to restructure the existing services that currently combine the electoral areas of the Comox Valley Regional District to direct funds raised on Hornby Island to apply only to Hornby Island. If there are no objections, this will be automatically set up and she suggested that there are some heritage projects on Hornby Island that could benefit;
- She expressed support for utilizing the Crown Land report and other studies that have been done to find a way to use the fuel-loaded wood on Mt. Geoffrey in a way that is more beneficial than firewood while cleaning up the forest; and
- She observed that because Siting and Use Permits are not consistently obtained, determining legal non-conforming status can be difficult.

HO-2014-006

It was MOVED and SECONDED,

that the item on the Projects List “Information and education with respect to eelgrass, possibly in conjunction with Conservancy Hornby Island” be amended to read: “Information and education with respect to the marine environment”.

CARRIED

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 Staff Report dated February 17, 2014

Planner Milne summarized the purpose of the staff report and complimented the Advisory Planning Commission (APC) on their diligence with the Official Community Plan review.

Trustees indicated their support of the recommendations and requested the following additional change:

- Policy 6.2, Background, 2nd paragraph, fifth line: insert “Farmers’ Market” after “Kitchen” and correct “union” to “Union”.

ADOPTED

HO-2014-007

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee:

1. Direct staff to amend the draft Official Community Plan bylaw to include additional Advisory Planning Commission recommendations as identified in the February 17, 2014 Staff Report; and
2. Direct staff to send an early referral of the draft Official Community Plan to agencies and First Nations.

CARRIED

Trustees thanked the APC for their work on this project.

11.1.2 Draft Official Community Plan – Version 7.4 February, 2014

The Draft Official Community Plan – Version 7.4 February, 2014 was received.

12. REPORTS

12.1 Work Program

12.1.1 Top Priorities and Projects List Report dated March 4, 2014

The report was reviewed.

12.2 Applications Log

12.2.1 Report dated March 4, 2014

The report was reviewed and Planner Milne responded that he would research and report back on questions that arose.

12.3 Trustee and Local Expenses

12.3.1 Expenses posted to February, 2014

The report was received.

12.4 Policies and Standing Resolutions

12.4.1 Report

The report was received for information.

13. NEW BUSINESS

13.1 Eelgrass Mapping for the Hornby Island Local Trust Area

13.1.1 Islands Trust Fund Briefing – Memorandum dated February 13, 2014

Planner Milne explained that the memorandum was presented for information.

Trustees acknowledged the extent of eelgrass shown on the map to be located in Tribune Bay Provincial Park and expressed concern that there may be a need to protect the eelgrass in this area given the boat moorage that occurs there.

HO-2014-008

It was MOVED and SECONDED,

that staff be requested to provide information on eelgrass mapping to BC Parks and the Hornby Island Provincial Parks Committee with a request that this be taken into consideration in the management of the marine component of Tribune Bay Marine Park with the goal of protecting the recently identified eelgrass beds.

CARRIED

13.1.2 Final Report – Nearshore Eelgrass Inventory 2012 - 2013

The report was received.

13.1.3 Eelgrass Presence Hornby Island Local Trust Area – Map 6

Map 6 was received.

14. BYLAWS – None.

15. ISLANDS TRUST WEBSITE

15.1 Hornby Page

Trustees requested that the most recent version of the draft Official Community Plan be posted on the Hornby webpage. Trustee Law indicated that he will forward information regarding links on the topic of shoreline protection to be added to the webpage.

16. NEXT MEETING DATE

16.1 Local Trust Committee Business Meeting

The next meeting of the Hornby Island Local Trust Committee will take place on Friday, April 25, 2014 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC.

Trustees requested that staff confirm that Room to Grow is available for meetings in order to avoid potential conflicts with other users.

17. ADJOURNMENT

By general consent the meeting was adjourned at 1:20 pm.

David Graham, Chair

CERTIFIED CORRECT:

Vicky Bockman, Recorder