



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

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**Date of Meeting:** Friday, June 6, 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, Island Planner  
Vicky Bockman, Recorder

**Media and Others Present:** Approximately three (3) members of the public-am  
Approximately two (2) members of the public-pm

**1. CALL TO ORDER**

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

- 12.3.2 LTC Expense Summary Report invoices posted to month ending May, 2014
- 13.3 Mount Geoffrey Regional Park and Mount Geoffrey Escarpment Provincial Park Planning Committee Meeting
- 13.4 Riparian Areas Regulation Meeting Schedule

**By general consent** the agenda was approved, as amended.

## ADOPTED

### 3. MINUTES

#### 3.1 Local Trust Committee Meeting Minutes of April 25, 2014

The following amendment to the minutes was presented for consideration:

- Page 7, item 11.2.1, second paragraph, third line: change “suites” to “suits”.

**By general consent** the Local Trust Committee meeting minutes of April 25, 2014 were adopted, as amended.

#### 3.2 Local Trust Committee Special Meeting Minutes of May 28, 2014

**By general consent** the Local Trust Committee Special Meeting minutes of May 28, 2014 were adopted.

#### 3.3 Section 26 Resolutions Without Meeting - None

#### 3.4 Advisory Planning Commission Meeting Minutes - None

### 4. BUSINESS ARISING FROM MINUTES

#### 4.1 Follow-up Action List dated May 27, 2014

Planner Milne reviewed the Follow-up Action List dated May 27, 2014.

### 5. CORRESPONDENCE

#### 5.1 Letter dated April 19, 2014 from Hornby Island Conservancy to Fisheries and Oceans Canada regarding Geoduck Aquaculture

The letter dated April 19, 2014 from Hornby Island Conservancy to Fisheries and Oceans Canada regarding Geoduck Aquaculture was received.

### 6. TRUSTEES' REPORT

Trustee Allen reported that he attended the Economic Development Essentials for Local Government Leaders one-day workshop in Port Alberni. He noted that he had learned of many good websites and rural entrepreneur business ideas that might warrant follow-up in the future.

Trustee Law reported that the Ferry Advisory Committee met and is setting up a taskforce to consult with BC Ferries and communities to work on revising the off-season ferry schedule for implementation in September. He stated that discussion is ongoing regarding the possibility of providing a number of spaces for Hornby Island traffic on the 8:00 am sailing from Denman West.

## ADOPTED

### 7. CHAIR'S REPORT

Chair Graham reported that the Executive Committee has finished its review and approval of the agenda items for the upcoming Trust Council meeting which will be held on Saturna Island. He noted that there will be a large amount of material presented and encouraged Trustees to review items beforehand to facilitate an effective meeting.

### 8. DELEGATIONS – None

### 9. TOWN HALL SESSION

There were no community members in attendance at this time; however, the floor was opened for Town Hall comments at agenda item 11.1.1 to accommodate requests to address the Committee.

### 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 June 3, 2014

Planner Milne presented the Staff Report regarding the Hornby Island Official Community Plan and Land Use Bylaw Review. He provided an overview of the background, agencies and First Nations referral responses with staff comments, an analysis of the Open Houses and Community Information Meeting comments and submissions along with copies of the submissions for review.

He distributed two items of correspondence included as late submissions for information:

- An Email dated June 2, 2014 from E. Jan Steen regarding the zoning of properties in the Euston Road neighbourhood and
- An email dated June 3, 2014 from Sally Englund regarding Addendum to Final Letter on the subject of zoning of lots on Euston and Marlybone.

The Staff Report provided recommendations for suggestions received during the course of the public consultation process. Planner Milne highlighted three matters for discussion and direction from Trustees. The following topics and discussion points were noted:

- Section 946, *Local Government Act* subdivisions

## ADOPTED

Trustees indicated their support for maintaining the proposed change to the regulation, pointing out that they support subdivision of land for family and that this approach is in line with practices commonly used by local governments throughout the region.

- Euston Road neighbourhood zoning  
Trustees considered the arguments for the rezoning of lots from Forest (R4) to Rural Residential (R2). They recognized that these properties were once part of a larger zone that has subsequently been protected and that they are now owned and occupied by families and are rural residential in character. Trustees concluded that they no longer see the planning rationale for keeping these properties zoned as (R4) and supported changing them to (R2).
- Ford Cove commercial property zoning  
Trustees acknowledged that there are a number of properties in the Ford Cove area that might be rezoned to more accurately reflect their actual use, however indicated that consideration of this issue is outside the scope of the current Official Community Plan/Land Use Bylaw review. They supported a position of modifying the commercial zoning to recognize existing use on commercial properties with a careful review of this matter as an area-specific, separate project to be undertaken at a future time.

Trustees reviewed the recommendations provided in the Staff Report for amendments to proposed Bylaw nos. 149 and 150 based on agency referral responses. They concurred with the recommended changes, requesting the typographical error in subsection j. be corrected by changing “subsections” to “subsection”.

Chair Graham opened the floor for comments from community members in the audience who wished to address the Committee.

Katherine Ronan submitted a letter for the record dated June 1, 2014 regarding Section 946 subdivisions for relatives. She asked Trustees to reconsider the proposed change requiring a lot be at least eight hectares to qualify for subdivision. She pointed out that there are very few properties that would be affected by the proposed change so leaving the regulation as it currently is would have minimal impact.

A community member also recognized that some properties fall just below the proposed minimum acreage for 946 subdivision. She observed that some of the properties that would be eliminated from the possibility of Section 946 subdivision are owned by farming families and she noted that small-scale farming is the key to sustainability. She emphasized the need for younger people to be able to obtain land for farming on Hornby Island.

Trustee Law briefly explained the rationale for lot size subdivision noting that where two dwelling units are currently permitted, allowing subdivision does not affect the density. He suggested that a focused review of mechanisms available to encourage small-scale farming with ample opportunity for community input

## ADOPTED

might be a more appropriate process to further address the issue, rather than trying to combine small-scale farming availability with the Section 946 subdivision regulations. He noted that policies already exist in the Official Community Plan that support farming and suggested that a review of this matter might be placed on the Projects List for an in-depth review at a future time.

Planner Milne commented that the Ministry of Agriculture and Agricultural Land Commission representatives would also need to be engaged in that discussion.

**By general consent** the meeting was recessed at 12:45 pm and reconvened at 1:00 pm.

Trustees returned to discussion of the agenda item 11.1.1 Staff Report. Chair Graham asked if Trustees wished to reconsider the issues subsequent to remarks just presented by community members. There was no further discussion.

### **HO-2014-027**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee continues to support changes addressing Section 946 of the *Local Government Act* in the current draft of the Hornby Island Land Use Bylaw.

**CARRIED**

### **HO-2014-028**

It was **MOVED** and **SECONDED**, that the properties in the Euston Road neighbourhood currently designated as Forest in proposed Bylaw No. 149 be changed to Rural Residential and shown as R4 on proposed Bylaw No. 150 be changed to R2.

**CARRIED**

### **HO-2014-029**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee supports the current zoning for Ford Cove commercial properties in proposed Bylaw No. 150.

**CARRIED**

### **HO-2014-030**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee amend proposed Bylaw Nos. 149 and 150 as listed in the Staff Report of June 3, 2014.

**CARRIED**

**12. REPORTS**

**12.1 Work Program**

**12.1.1 Top Priorities and Projects List Report dated May 27, 2014**

The report dated May 27, 2014 was reviewed.

**HO-2014-031**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee delete the following from the Projects List:

1. "Review development permit for water conservation for new development, including water catchment requirements";
2. "Review and consideration of the Gulf Islands Groundwater Protection – A Regulatory Toolkit"; and
3. "Review of approaches to groundwater protection on Hornby Island";

and add the following Work Program item: "Review approaches to ground water protection and water conservation on Hornby Island including consideration of the Gulf Islands Ground Water Protection Regulatory Tool Kit and the possible use of Development Permit Areas for water conservation."

**CARRIED**

**HO-2014-032**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee delete the following from the Projects List: "Provide information on shoreline protection" and change the item Received/Initiated on February 7, 2014 to read: "Information and education with respect to the marine environment and shoreline protection."

**CARRIED**

**HO-2014-033**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee add to the Projects List: "Develop and implement a project to support accessible opportunities for small-scale farming involving consultation with relevant agencies and review of applicable policies and regulations."

**CARRIED**

**HO-2014-034**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee add to the Projects List: "Conduct a consultative process for the Ford Cove area."

**CARRIED**

## ADOPTED

### 12.2 Applications Log

#### 12.2.1 Report dated May 27, 2014

The reported dated May 27, 2014 was reviewed. There were no updates to report.

### 12.3 Trustee and Local Expenses

#### 12.3.1 Final Fiscal Year-End Expenditures to March 31, 2014

The Final Fiscal Year-End Expenditures to March 31, 2014 report was reviewed.

#### 12.3.2 LTC Expense Summary Report invoices posted to month ending May, 2014

The LTC Expense Summary Report invoices posted to month ending May, 2014 was reviewed.

### 12.4 Policies and Standing Resolutions

#### 12.4.1 Report

The report was received for information.

## 13. NEW BUSINESS

### 13.1 New Federal Marihuana for Medical Purposes Regulation

#### 13.1.1 Staff Report dated April 28, 2014

Planner Milne provided an overview of the Staff Report from Planner Eggen.

#### **HO-2014-035**

It was **MOVED** and **SECONDED**, that with regard to the production of medical marijuana under the new *Marihuana for Medical Purposes Regulation*, the Hornby Island Local Trust Committee not amend Hornby Island Bylaw No. 86 at this time.

**CARRIED**

### 13.2 Islands Trust/Islands Trust Fund Forage Fish Habitat Mapping – Hornby Island

#### 13.2.1 Memorandum dated May 27, 2014

Trustees reviewed the Memorandum from Kate Emmings, Ecosystem Protection Specialist, Islands Trust Fund and discussed the options provided for Local Trust Committees' consideration. They suggested that this material might be incorporated into the marine environment information and education item already

## ADOPTED

on the work program. They noted that the report and maps have been posted to the Islands Trust Fund website and indicated that this information would be a useful addition to the Hornby Island website page as well.

### **HO-2014-036**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee direct planning staff to provide links to the Forage Fish Habitat Mapping on the Hornby Island Local Trust Committee website and work with the Hornby Island community to create and distribute information about forage fish spawning areas and best practices for land management in forage fish spawning areas.

**CARRIED**

### **HO-2014-037**

It was **MOVED** and **SECONDED**, that staff be requested to provide information to BC Parks with regarding to forage fish habitat identified in Tribune Bay Provincial Park.

**CARRIED**

Trustee Law asked what projects are currently being planned by Hornby Island Conservancy (CHI). Tony Quin, a CHI Board member, responded that they are planning to consult with various nature groups and the Islands Trust to create an outreach information flyer identifying critical habitat. Trustee Law observed that this might be a timely opportunity to coordinate efforts to distribute information regarding best shoreline protection practices and offered to liaise with CHI on this project.

### **13.3 Mount Geoffrey Regional Park and Mount Geoffrey Escarpment Provincial Park Planning Committee Meeting**

Trustee Law presented the agenda for the Mount Geoffrey Regional Park and Mount Geoffrey Escarpment Provincial Park Planning Committee Meeting scheduled for June 24, 2014. He advised that he will be attending and it was noted that the initial public outreach is scheduled for August, 2014.

### **13.4 Riparian Areas Regulation Meeting Schedule**

Planner Milne suggested dates of July 3, 10, 17 and 25, 2014 from 1:00 – 4:00 pm for Open House events to be held on Hornby Island to provide information, display maps and other materials, and answer questions regarding the Riparian Areas Regulation. Trustees discussed the format for the meetings and suggested that posting a map on the notice board for community review would be useful. Planner Milne proposed that Trustees might consider writing an article for publication to provide information on the regulations and planned Open House events.



**ADOPTED**

**14. BYLAWS**

Planner Milne requested direction from Trustees regarding possible Public Hearing dates for proposed Bylaw Nos. 149 and 150 and discussion followed on the process and dates to consider.

**HO-2014-038**

It was **MOVED** and **SECONDED**, that the Hornby Island Local Trust Committee reschedule the Hornby Island Local Trust Committee meeting dated July 11, 2014 to July 18, 2014 and hold a Public Hearing on proposed Bylaw Nos. 149 and 150 on July 11 or 18, 2014.

**CARRIED**

**15. ISLANDS TRUST WEBSITE**

**15.1 Hornby Page**

Trustees requested an item be posted to the Hornby website page at agenda item 13.2.1 and there were no further changes requested.

**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, July 18, 2014 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC.

**17. ADJOURNMENT**

**By general consent** the meeting was adjourned at 2:03 pm.

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**David Graham, Chair**

**CERTIFIED CORRECT:**

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**Vicky Bockman, Recorder**