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

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**Date of Meeting:** Friday, July 18, 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 two (2) 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:

- 3.2 Local Trust Committee Public Hearing Record dated July 11, 2014
- 11.1.1 Staff Report dated July 14, 2014

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

**3. MINUTES**

**3.1 Local Trust Committee Meeting Minutes of June 6, 2014**

**By general consent** the Local Trust Committee meeting minutes of June 6, 2014 were adopted.

**3.2 Local Trust Committee Public Hearing Record dated July 11, 2014**

Received.

**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 July 7, 2014**

Planner Milne reviewed the Follow-up Action List dated July 7, 2014 and reported on the Riparian Areas Regulation Open House events.

**5. CORRESPONDENCE**

**5.1 Email dated July 3, 2014 from Bernhard Weiss regarding Riparian Areas Regulation Implementation**

Trustees discussed the mapping concern raised by Mr. Weiss in the email which was addressed to the Executive Committee. They recognized that his point of view merits further consideration and identified possible approaches to ensure that one standard of mapping is applied to all watersheds on Hornby Island. Acknowledging the Local Trust Committee's lack of budget available for any further action in this regard, Trustees requested that Chair Graham follow up with the Executive Committee to explore options.

**6. TRUSTEES' REPORT**

Trustee Allen remarked that the recent Trust Council meeting on Saturna Island had included a report on Coastal Douglas Fir protection strategies, consideration of aquaculture concerns, and a presentation by Fisheries and Oceans Canada.

Trustee Law reported that he attended the Mount Geoffrey Regional Park and Mount Geoffrey Escarpment Provincial Park Planning Committee Meeting and that the process will include further meetings to consider the input that has been received. He commented on work being done by a subcommittee of the Ferry Advisory Committee to consider revisions to the off-season ferry schedule for Denman and Hornby Islands.

Trustee Law remarked that he is participating in a working group of Union of British Columbia Municipalities and the Association of Vancouver Island Coastal Communities specifically to address ferry concerns. He reported that a consultant has been engaged to complete a report on the social/economic impact of the ferry system and it is anticipated that this will result in useful advocacy information.

He commented that the Islands Trust Fund has published articles recently on carbon sequestration in Coastal Douglas Fir forests; forage fish spawning habitat; and eelgrass mapping and habitat.

**7. CHAIR'S REPORT**

Chair Graham remarked that the Trust Council meeting on Saturna Island had included a meeting with San Juan Island Councilors who attend periodically and noted that there are always issues of mutual interest to discuss.

**8. DELEGATIONS – None**

**9. TOWN HALL SESSION**

Dianne Chouke speaking on the behalf of Syzygy expressed appreciation for the work that the Local Trust Committee is doing. She stated that affordable housing remains an important issue that she hopes Islands Trust will continue to address.

She had comments she wished to make regarding proposed Bylaws 149 and 150; however, Trustees advised of the Post Public Hearing protocol and suggested that she contact Planner Milne to make comments or to clarify any questions she might have on that topic. Trustees outlined the process and explained that while this had been a targeted review of the bylaws, there were other approaches that could be considered to address any site-specific issues.

A member of the public commented that his family may wish to develop acreage in the future and expressed his desire to plan properly.

Trustees explained that the Planner for Hornby Island is available to discuss options and answer questions and can be reached at the Islands Trust Gabriola Office.

**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 July 14, 2014

Planner Milne summarized the staff report and provided an analysis in response to concerns expressed at the Public Hearing and from correspondence received prior to the commencement of the Public Hearing. He indicated that he also reviewed the proceedings from the Community Information Meetings and the recommendations of the Advisory Planning Commission to reach his opinion that no further changes are required to the proposed bylaws.

Trustee Law provided responses to concerns expressed at the Public Hearing and from correspondence received prior to the commencement of the Public Hearing with the following points noted:

## ADOPTED

- The inquiry by the Hornby Island Community Economic Enhancement Corporation about the creation of a light industry zone was clarified by explaining that the area south of Central Road had been designated as Public Use for this purpose in a previous bylaw review;
- Vacation home rentals were considered previously and are not in the scope of this targeted review. He noted that the Official Community Plan does encourage the Local Trust Committee to review vacation home rentals next term which would be an opportunity to examine how it is working and if any changes might be made;
- The Temporary Use Permit provides an opportunity for any landowner, including Syzygy, to apply for an accessory housing situation.

Trustees indicated that they support moving the proposed bylaws forward as currently drafted.

### **HO-2014-039**

It was **MOVED** and **SECONDED**,

That the Hornby Island Local Trust Committee give second reading to Bylaw No. 149 cited as "Hornby Island Official Community Plan Bylaw No. 149, 2014".

### **CARRIED**

Trustee Law spoke to the motion, commenting that he is pleased to have reached the end of this long process. He expressed his appreciation for Planner Milne's work on this project including the Open Houses and Community Information Meetings arranged to capture the community's concerns. He observed that the Advisory Planning Commission's review of the bylaws was substantive and contributed to the project's successful conclusion.

Trustee Allen thanked Planner Milne for his work and collaborations with the community.

### **HO-2014-040**

It was **MOVED** and **SECONDED**,

That the Hornby Island Local Trust Committee give third reading to Bylaw No. 149 cited as "Hornby Island Official Community Plan Bylaw No. 149, 2014".

### **CARRIED**

## ADOPTED

### HO-2014-041

It was **MOVED** and **SECONDED**,  
That the Hornby Island Local Trust Committee submit Bylaw No. 149 cited as  
“Hornby Island Official Community Plan Bylaw No. 149, 2014” to the Minister of  
Community, Sport and Cultural Development for approval.

**CARRIED**

### HO-2014-042

It was **MOVED** and **SECONDED**,  
That the Hornby Island Local Trust Committee give second reading to Bylaw No.  
150 cited as “Hornby Island Land Use Bylaw No. 150, 2014”.

**CARRIED**

### HO-2014-043

It was **MOVED** and **SECONDED**,  
That the Hornby Island Local Trust Committee give third reading to Bylaw No. 150  
cited as “Hornby Island Land Use Bylaw No. 150, 2014”.

**CARRIED**

### HO-2014-044

It was **MOVED** and **SECONDED**,  
that the Hornby Island Local Trust Committee submit Bylaw No. 149 cited as  
“Hornby Island Official Community Plan Bylaw No. 149, 2014” and Bylaw No. 150  
cited as “Hornby Island Land Use Bylaw No. 150, 2014” to Executive Committee for  
approval.

**CARRIED**

Chair Graham observed that this has been a long project and represents the first  
time that the Official Community Plan and Land Use By law have been  
synchronized since 1993.

## 12. **REPORTS**

### 12.1 **Work Program**

#### 12.1.1 Top Priorities and Projects List Report dated July 7, 2014

The report dated May 27, 2014 was reviewed. There were no changes  
proposed at this time.

### 12.2 **Applications Log**

#### 12.2.1 Report dated July 7, 2014

Received.

**12.3 Trustee and Local Expenses**

12.3.1 Final Fiscal Year-End Expenditures to end of June, 2014

The report was reviewed.

**12.4 Policies and Standing Resolutions**

12.4.1 Report

The report was received for information. Trustees noted that Standing Resolution No. HO-043-2013 expires on September 30, 2014 and indicated their intent to address the issue at the next Local Trust Committee meeting.

**13. NEW BUSINESS - None**

**14. BYLAWS - None**

**15. ISLANDS TRUST WEBSITE**

**15.1 Hornby Page**

Trustees requested that the OCP/LUB Review material on the website be updated to indicate that second and third readings have been given with a caution regarding Post Public Hearing communication.

**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, September 19, 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 12:35 pm.

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**David Graham, Chair**

**CERTIFIED CORRECT:**

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**Vicky Bockman, Recorder**