



Islands Trust

A NOTICE OF A BUSINESS MEETING OF **THE HORNBY ISLAND LOCAL TRUST COMMITTEE**
to be held at 11:30 am on Friday, July 18, 2014
Room to Grow, 2100 Sollans Road, Hornby Island, BC

AGENDA

	<i>Page No.</i>	<i>*Approx. Time*</i>
1. CALL TO ORDER		11:30 am
2. APPROVAL OF AGENDA		
3. MINUTES		
3.1 Local Trust Committee Meeting Minutes of June 6, 2014 – <i>for adoption</i>	1-9	
3.2 Local Trust Committee Public Hearing Record dated July 11, 2014 – <i>for receipt – to be distributed</i>		
3.3 Section 26 Resolutions Without Meeting - <i>none</i>		
3.4 Advisory Planning Commission Meeting Minutes		
4. BUSINESS ARISING FROM MINUTES		
4.1 Follow-up Action List dated May 27, 2014 - <i>attached</i>	10-12	
5. CORRESPONDENCE		
<i>Correspondence specific to an active development application and/or project will be received by the Hornby Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
5.1 Email dated July 3, 2014 from Bernhard Weiss regarding Riparian Areas Regulation Implementation - <i>attached</i>	13	
6. TRUSTEES' REPORT		
7. CHAIR'S REPORT		
8. DELEGATIONS - <i>none</i>		
9. TOWN HALL SESSION		12:30 pm
10. APPLICATIONS AND PERMITS - <i>none</i>		12:40 pm
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, 2014 – <i>to be distributed</i>		

12.	REPORTS		1:15 pm
12.1	Work Program		
	12.1.1 Top Priorities Report and Projects Report dated July 7, 2014 - <i>attached</i>	14-16	
12.2	Applications Log		
	12.2.1 Report dated July 7, 2014 - <i>attached</i>	17-18	
12.3	Trustee and Local Expenses		
	12.3.1 Expenses post to end of June, 2014 <i>attached</i>	19	
12.4	Policies and Standing Resolutions		
	12.4.1 Report – <i>attached for information</i>	20	
13.	NEW BUSINESS		
14.	BYLAWS		2:00 pm
15.	ISLANDS TRUST WEBSITE		
15.1	Hornby Pages – <i>for discussion</i>		
16.	NEXT MEETING DATE		
16.1	Friday, September 19, 2014 at 11:30 pm at Room to Grow, 2100 Sollans Road, Hornby Island, BC.		
17.	ADJOURNMENT		2:30 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

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Hornby Island Local Trust Committee Minutes of a Regular Meeting

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.

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.

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
Trustees indicated their support for maintaining the proposed change to the regulation, pointing out that they support subdivision of land for family and

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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 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

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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 No. 149 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

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 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.

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.

David Graham, Chair

CERTIFIED CORRECT:

Vicky Bockman, Recorder



Islands Trust

Follow Up Action Report w/ Target Date

Hornby Island Mar-14-2014

No.	Activity	Responsibility	Target Date	Status
1	HO-2014-008 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. Trustee Law to provide contact information.	Rob Milne		Done

Apr-25-2014

No.	Activity	Responsibility	Target Date	Status
1	HO-2014-017 that staff be directed to conduct a Community Information Meeting for the proposed Official Community Plan and Land Use Bylaw on May 27 or 28, 2014.	Rob Milne		Done
1	HO-2014-020 that the Hornby Island Local Trust Committee direct staff to proceed with the implementation of the Riparian Areas Regulation Implementation project as described in the endorsed Project Charter.	Rob Milne		On Going

Jun-06-2014

No.	Activity	Responsibility	Target Date	Status
1	HO-2014-027 that the Hornby Island Local Trust Committee continues to support changes addressing Section 946 of the <i>Local Government Act</i> in the current draft of the Hornby Island Land Use Bylaw. HO-2014-028 that the properties in the Euston Road neighbourhood currently designated as Forest in	Rob Milne		Done

proposed Bylaw No. 149 be changed to Rural Residential and shown as R4 on proposed Bylaw No. 150 be changed to R2.

HO-2014-029that the Hornby Island Local Trust Committee supports the current zoning for Ford Cove commercial properties in proposed Bylaw No. 150.

HO-2014-030that the Hornby Island Local Trust Committee amend proposed Bylaw No. 149 as listed in the Staff Report of June 3, 2014.

CARRIED

1	<p>HO-2014-031 that the Hornby Island Local Trust Committee delete the following from the Projects List:</p> <ol style="list-style-type: none">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'; and3. 'Review of approaches to groundwater protection on Hornby Island'; <p>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.'</p> <p>HO-2014-032that 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.'</p> <p>HO-2014-033that 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.'</p> <p>HO-2014-034that the Hornby Island Local Trust Committee add to the Projects List: 'Conduct a consultative process for the Ford Cove area.'</p>	Rob Milne	Done
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1	<p>HO-2014-035that with regard to the production of medical marijuana under the new <i>Marihuana for Medical Purposes Regulation</i> , the Hornby Island Local Trust Committee not amend Hornby Island Bylaw No. 86 at this time.</p>	Rob Milne	Done
1	<p>HO-2014-036that 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.</p> <p>HO-2014-037that staff be requested to provide information to BC Parks with regarding to forage fish habitat identified in Tribune Bay Provincial Park.</p>	Rob Milne	On Going

From: Bernhard Weiss [weiss@telus.net]
Sent: Thursday, July 03, 2014 5:42 PM
To: EC
Cc: Rob Milne; Tony Law; Alex Allen
Subject: RAR implementation on Hornby Island

Madam, Gentlemen,

I am a 32 year permanent resident of Hornby Island. Some properties my family owns are effected by the planned implementation of the Riparian Area Regulation. Today was the first information open house held on Hornby and I had a lengthy discussion with planner Rob Milne.

It appears, that whatever the LTC decides with regard to the RAR implementation will be based on the mapping provided by Mimulus and Madrone. It is noteworthy, that all the mapping done on other islands, as well as the additional mapping on Hornby was done by Madrone. According to planner Milne, because of a superior proposal. When the Mimulus report was presented to the community in March 2012, I expressed my concern about the quality of that report on various occasions to Tony and Alex, as well as planner Zupanec and LTC chair Graham (see attach.).

As a general statement, I would like to say that the Madrone Reports appears to be sensible, concentrating on important watercourses, ignoring all roadside ditches (without fish habitat) and minor, seasonal or ephemeral pools and drainages. Michelle Jones from Mimulus, tried to convince us, that fuel and oil laced road ditch run-off provides much needed fresh water and nutrients to the fish bearing streams, they connect to! While she included ephemeral seepages and called a man-made agricultural drainage ditch (subsurface and open) on my property a tributary, she overlooked Slade Spring (the source of a 50 acre feet per annum water license from the 1980s) including it's watercourse connection to Beulah Creek, as well as 2 ponds. All in all a very sloppy piece of work, regardless of Michelle Jones' reputation. There is obviously a reason, why Madrone was chosen.

Planner Milne told me, that the mapping is what it is, there is no money or willingness to review the Mimulus Report on the part of the IT. I would like to advise, that this will trigger an administrative fairness complaint, because those property owners effected by Mrs. Jones work will be forced to spend considerable more money on detailed assessments and QEPs, than those effected by the Madrone Report. One standard should be applied to all of us! I am aware of the option of making a complaint to the BC Office of the Ombudsman, but I do hope that staff and the LTC opt for a careful screening of the Mimulus Report with regard to "fish bearing" and natural permanent barriers. That would allow to concentrate on what is important. Or have a QEP review the contagious portions of the Mimulus Report.

Respectfully,

Bernhard Weiss

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 Bernhard Weiss
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Islands Trust

Top Priorities

Hornby Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Official Community Plan and Land Use Bylaw Review.	<p>Targeted review and update of the OCP and LUB.</p> <p>At the November 22, 2013 LTC meeting the following resolution was passed:</p> <p>HO-044-2013</p> <p>that the Hornby Island Local Trust Committee refer the draft Land Use Bylaw and associated schedules to the Advisory Planning Commission for their review and comment and refer the draft Official Community Plan and associated schedules for any comments arising from changes made from the previous draft.</p> <p>Draft OCP including APC recommendation on March 14th agenda for review.</p>	Feb-03-2012	Rob Milne		On Going
2	Riparian Areas Regulation mapping and implementation.	Project charter revised at April 25, 2014 LTC meeting.	Feb-03-2012	Rob Milne	Dec-31-2012	On Going



Projects

Hornby Island

No.	Description	Activity	Received/Initiated	Status
1	Review of home occupation regulations to allow the rental of accessory building space to a non-resident of the property for commercial use.			On Going
1	Review of Siting and Use Permit Bylaw No. 52 regarding applicability to the construction of secondary suites within a dwelling and research requirements for proof of adequate water and septic capability.		Feb-01-2013	On Going
1	Review and update 'Building on Hornby Island' brochure and include HPO information.		Feb-01-2013	On Going
1	Develop and implement a Development Approval Information Bylaw.		Mar-15-2013	On Going
1	Review of environmentally sensitive areas OCP map schedule (D2) as a stand alone mapping project or addition to the community profile.		Apr-26-2013	On Going
1	Establish a community process to review residential density to address community housing needs following the completion of the official community plan and land use bylaw reviews.		Jun-07-2013	On Going
1	Inventory and assessment of beach access and other unopened road allowances		Jul-12-2013	On Going
1	Development Procedures Bylaw	<i>Consider options prepared by staff for amending the development procedures bylaw to include requirements for posting of signs on property with respect to significant applications.</i>	Feb-03-2012	On Going
1	Information and education with respect to the marine environment and shoreline protection		Feb-07-2014	On Going

1	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.			On Going
1	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.			On Going
1	Conduct a consultative process for the Ford Cove area			On Going
2	Continue relationship building with K'omoks First Nations.		Feb-03-2012	On Going
3	GHG Emissions Reduction	Facilitate <i>community communications regarding greenhouse gas emissions in collaboration with community organizations.</i>	Feb-03-2012	On Going
3	Review of vacation home rental regulations by 2017		Sep-13-2013	On Going
4	Communications strategy for revised OCP and LUB		Feb-03-2012	On Going
5	Review community profile by adding further information on environmentally sensitive areas and important habitat and including information in Schedule D2 of OCP.		Nov-23-2012	On Going



Applications w/ Status - Hornby Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
HO-DVP-2013.2	Zaharko Land Surveying Inc. Planner: Marnie Eggen	Sep-17-2013	to vary Lot 5 front lot line

Planning Status

Status Date: Nov-19-2013

Applicant revising subdivision plan; DVP put on hold

Status Date: Nov-05-2013

Mailout sent Nov 5, 2013 / Hand Delivery Nov 8 - Statutory Notice Period Nov 8 - 21, 2013

Subdivision

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2012.3	Peter Mason	Apr-26-2012	1410 Carmichael Road (Gustein & Burrows) 2 lot subdivision under Section 946 Local Government Act

Planner: Linda Prowse

Planning Status

Status Date: Jun-27-2014

Sent letter to MOTI asking if this file is closed as it's been over 2 years since the referral report was sent to MOTI.

Status Date: Dec-05-2013

Continuing to await RAR report and DVP application from applicant

Status Date: Dec-20-2012

Still awaiting RAR report and DVP application from applicant

File Number	Applicant Name	Date Received	Purpose
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HO-SUB-2013.1

Zaharko Land Jun-13-2013
Surveying Inc.
Planner: Marnie Eggen

4115 Roburn Road, Hornby Island 2 lot subdivision, Section 946 Local
Government Act

Planning Status

Status Date: Jul-29-2013

Referral report emailed to MOTI; requires variance and 946 covenant

Status Date: Jun-25-2013

Planner reviewing

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2011.11	Hornby Island Resorts Ltd. (The Thatch) Planner: Marnie Eggen	Sep-22-2011	Commercial Building, Triplex and Duplexes, Pump House and Water Cistern

Planning Status

Status Date: Jul-02-2013

no change

Status Date: Dec-07-2012

Awaiting further info from applicant

Status Date: Nov-26-2012

DP and DVP approved

Islands Trust

12.3.1

LTC EXP SUMMARY REPORT F2015
Invoices posted to Month ending June 2014

635 Hornby	Invoices posted to Month ending Jun 2014	Budget	Spent	Balance
65000-635	LTC "Trustee Expenses"	700.00	146.28	553.72
LTC Local				
65200-635	LTC - Local Exp - LTC Meeting Expenses	2,500.00	717.83	1,782.17
65210-635	LTC - Local Exp - APC Meeting Expenses	750.00	1,040.56	-290.56
65220-635	LTC - Local Exp - Communications	300.00	80.00	220.00
65230-635	LTC - Local Exp - Special Projects	750.00	0.00	750.00
TOTAL LTC Local Expense		<u>4,300.00</u>	<u>1,838.39</u>	<u>2,461.61</u>
Projects				
73001-635-2004	Hornby OCP/LUB	<u>3,000.00</u>	<u>326.70</u>	<u>2,673.30</u>
TOTAL Project Expenses		<u>3,000.00</u>	<u>326.70</u>	<u>2,673.30</u>

Hornby Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No	Meeting Date	Resolution No.	Issue	Policy
1.	November 22, 2013	HO-O43-2013.	Enforcement Actions related to rentals of Accessory buildings by non-residents	<p>It was MOVED and SECONDED,</p> <p>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 amongst other items includes a review of home occupation AND THAT whereas neither document addresses the rental of accessory buildings for non-commercial use it is resolved that enforcement actions related to the rental of accessory buildings shall be considered to be a low priority;</p> <p>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 without notice; and</p> <p>3. that unless the Hornby Island Local Trust Committee extends the effective period on this enforcement policy it expires on September 30, 2014 or when the Land Use Bylaw and Official Community Plan review is complete, whichever is the sooner.</p>