



Hornby Island Local Trust Committee Minutes of Regular Meeting

- Date:** December 2, 2016
- Location:** New Horizons
1765 Sollans Road, Hornby Island, BC
- Members Present:** Laura Busheikin, Chair
Alex Allen, Local Trustee
Tony Law, Local Trustee
- Staff Present:** Ann Kjerulf, Regional Planning Manager
Marnie Eggen, Island Planner
Fiona MacRaid, Senior Intergovernmental Policy Advisor
Vicky Bockman, Recorder
- Others Present:** Approximately two (2) members of the public

1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:30 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She welcomed the public and introduced Trustees, staff and the recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

14.2 Information for New Property Owners – Discussion

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS

Dr. David Wiseman noted that he is a property owner in the neighbourhood of the Sea Breeze Lodge and stated his opposition to their application to change an existing liquor licence. He objected to the noise and the effect of alcohol on event participants with limited RCMP presence to handle any potential safety issues, and expressed concern regarding the possibility for increase in these factors. He suggested that no amplified music outdoors after 11:00 pm and efforts by Sea Breeze management to diminish loud activities might help to mitigate the negative impacts of these events. He submitted his correspondence for the record.

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated October 14, 2016 - for Adoption

The following amendment to the minutes was presented for consideration:

Page 8, item 13.5, HO-2016-047, second line: insert "it" after "forward".

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-Without-Meeting - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated November 23, 2016

Received.

8. DELEGATIONS - none

9. CORRESPONDENCE - none

10. APPLICATIONS AND REFERRALS

10.1 Bylaw No. 153

HO-2016-050

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 153, cited as "Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2016", be adopted.

CARRIED

10.2 HO-LCB-2016.1 Sea Breeze Lodge - Staff Report

Planner Eggen presented the staff report addressing an application to change an existing food-primary liquor licence for the Sea Breeze Lodge to allow for patron participation entertainment, and outlined the parameters of the current and requested licence. She reported that comments unsupportive of the application were received from neighbouring residents based on concerns including the noise, traffic and the possibility that the change may result in the establishment operating in a manner contrary to its primary purpose.

Trustees discussed the issues and responses, considering the economic benefit that significant wedding business brings to the community, and the needs of the neighbours. They suggested that the Local Trust Committee's response provided to the Liquor Control and Licensing Branch might include amending the licence to add specific conditions to address the issues of concern and be accompanied by the letters received.

By general consent the meeting was recessed at 12:12 pm and reconvened at 12:28 pm.

HO-2016-051

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to inform the Liquor Control and Licensing Branch that it has considered application HO-LCB 2016.1 (Sea Breeze Lodge) for a “food-primary entertainment endorsement” to allow patron participation entertainment and recommends that the endorsement only be issued if the following conditions are met:

1. The licence is amended to specify that entertainment only take place within the restaurant building and not outdoors such as on patios;
2. Entertainment and the serving of liquor ends no later than 12:00 am and preferably at 11:00 pm on days of the week other than Saturday (to reduce the potential for after-midnight disturbance in the neighbourhood on consecutive nights);
3. The Liquor Control and Licensing Branch is satisfied that entertainment will only take place in association with, and secondary to, the serving of food in accordance with the requirements of a food-primary licence and the zoning of the restaurant building for restaurant use only; and
4. The Liquor Control and Licensing Branch is satisfied that the applicant has taken reasonable measures to prevent disturbances, including those emanating from patrons on or leaving the premises, as reported by residents under the existing license;

And provides the following comments:

- A. Noise from existing activities is already a concern in the neighbourhood. The proposed endorsement could generate more noise in that music provided for dancing tends to be louder than music provided for listening. Dancing can also generate more high-spirited behaviour with resulting increase in noise.
- B. Weddings taking place at Sea Breeze provide valued economic benefits for the community. However, these events need to be managed well to maintain the rural character of that part of the island.
- C. If an endorsement enables patron participant entertainment, i.e., dancing, it would be desirable to have continuing monitoring to ensure that dancing remains secondary to food service.

CARRIED

HO-2016-052

It was MOVED and SECONDED,

that the submissions by residents with respect to the Sea Breeze application for an endorsement to their liquor licence be forwarded to the Liquor Control and Licensing Branch.

CARRIED

Trustees recognized that these conditions placed on the licence would provide reasonable measures to address concerns and provide a basis for the Liquor

Control and Licensing Branch to encourage Sea Breeze Lodge to work with neighbours to ensure a satisfactory outcome.

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Relationship Building with K'omoks First Nation – for discussion

Fiona MacRaid, Senior Intergovernmental Policy Advisor, provided recommendations for pursuing the Top Priority of Relationship Building with K'omoks First Nation. Her suggestions included the following key points:

- Hornby and Denman Islands might work together on a joint project;
- This project might encompass two stages with an event held on each island;
- The purpose, timing, format, funding, possible invitees, key factors to consider for a successful outcome, and options for meeting discussion topics were considered; and
- The preparation of an action plan for Local Trust Committee (LTC) consideration was proposed as the next step in the process.

Trustees discussed the proposed options for the relationship-building events and expressed support for the concept.

HO-2016-053

It was MOVED and SECONDED,

that staff be requested to develop an Event Plan with respect to Hornby and Denman Local Trust Committees working together for an initial K'omoks community and First Nation long-term, sustainable relationship building event.

CARRIED

By general consent agenda item 16 was moved to follow 11.1.

16. TOWNHALL

A community member spoke regarding the Sea Breeze Lodge application to change their liquor licence, and expressed concerns relating to traffic issues. She suggested that more signage on the road to slow down speeding drivers and signage at the corner providing directions to the Lodge would be helpful.

Trustees summarized action that had been taken earlier in the agenda on this matter and suggested that she might speak to Sea Breeze Lodge management to provide specific ideas of how to work with the community to address concerns.

By general consent agenda item 13 was moved to follow 16.

13. BREAK

The meeting was recessed at 1:23 pm and reconvened at 1:45 pm.

12. REPORTS

12.1 Work Program

12.1.1 Top Priorities Report dated November 23, 2016

Received.

12.1.2 Projects List Report dated November 23, 2016

Received.

12.1.3 Hornby LTC 2014-2018 Term Goal Setting Session

Received.

12.1.4 Work Program - Suggestions for Discussion

Received.

12.2 Applications Report dated November 23, 2016

In response to a Trustee inquiry, Regional Planning Manager Kjerulf reported that Planner Milne will continue to work on the file for Islanders' Secure Land Association's project.

12.3 Trustee and Local Expense Report dated October, 2016

Received.

12.4 Adopted Policies and Standing Resolutions

Trustees recognized that an existing Standing Resolution requires correction and updating as a result of the completion of the Official Community Plan review and requested that the item be placed on the agenda with a staff report for the next meeting.

12.5 Local Trust Committee Webpage

Trustees requested that when advertisements or notifications are placed in print media, such as those for Advisory Planning Commission expressions of interest or Liquor Control and Licensing Branch applications, that they also be placed on the webpage so that social media links can be established. They confirmed that information on the proposed First Nations events will be placed on the website when available.

12.6 Chair's Report

Chair Busheikin reported on the following:

- She is looking forward to attending Trust Council next week;
- Executive Committee has been working through business items; and

- She participated in a webinar regarding organizing public outreach/consultation campaigns and recommended the program.

12.7 Trustee Reports

Trustee Allen remarked that he will be attending Trust Council next week.

Trustee Law reported on the following:

- He was not able to attend a Ferry Advisory Committee meeting due to a conflict, however, he will attend an upcoming ferry scheduling sub-committee meeting;
- He reported on his work with the Water Stewardship Committee to assist in providing relevant information pertaining to development of a Water Plan;
- He has been working with Conservancy Hornby Island on the Marine Protection Plan; and
- He has been liaising with Hornby Island Residents and Ratepayers Association's Housing Committee.

12.8 Electoral Area Director's Report - none

12.9 Trust Fund Board Report

Trustee Law provided a Trust Fund Board update. He reported on a Land Trust Alliance meeting he attended that included a valuable presentation on climate change and the presentation of an award to Island Trust's Ecosystem Protection Specialist, Kate Emmings, in recognition of her ability to establish relationships that assist in conservation.

14. NEW BUSINESS

14.1 Telecommunications Facility Proposal - Options for Public Consultation Process

Regional Planning Manager Kjerulf presented the staff report addressing the intention of TELUS to submit a proposal to Industry Canada for a new antenna tower on Hornby Island. She reported that this does require a public consultation process and utilization of Industry Canada's Default Public Consultation Process is recommended.

Trustees discussed the proposal and expressed concern regarding the intended location of the tower on the TELUS lot on Central Road. They suggested that the proponent might be requested to consider alternative locations in consideration of the public's interest.

HO-2016-054

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee confirm with the proponent that it will follow Industry Canada's Default Public Consultation Process for the anticipated microwave radio tower proposal from TELUS.

CARRIED

HO-2016-055

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee communicate to Hornby Island residents, information regarding public consultation procedures for antenna siting proposals.

CARRIED

HO-2016-056

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to work with the proponent to prepare a consultation work plan and draft notification package to be reviewed by the Local Trust Committee at a future meeting.

CARRIED

HO-2016-057

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to suggest that the proponent consider identifying possible alternative sites which align with Official Community Plan policies that could be presented through a community consultation process.

CARRIED

Discussion followed and it was determined that Trustees and staff will arrange advertising and venues for the consultation process.

14.2 Information for New Property Owners – Discussion

Trustee Law reported that in following up with the need to develop information for distribution to new residents and property owners, he has gathered information and drafted a letter. He noted that this draft has been reviewed with the Islands Trust Communications Specialist and advised that the next step would be reviewing this draft with other LTC members and the Senior Intergovernmental Policy Advisor for their input.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for January 27, 2017 at 11:30 am at New Horizons, 1765 Sollans Road, Hornby Island, BC

Trustees confirmed the next regular scheduled meeting date, time and location.

17. CLOSED MEETING

17.1 Motion to Close the Meeting

HO-2016-058

It was MOVED and SECONDED,

that the meeting be closed to the public in accordance with the *Community Charter*, Part 4, Division 3, s.90(1) for the purpose of considering: (c) Labour Relations (d) Adoption of In-Camera Meeting Minutes Dated June 10, 2016 and (f) Bylaw Enforcement and that the recorder and staff attend the meeting.

CARRIED

The meeting was closed to the public at 2:35 pm.

17.2 Recall to Order

By general consent the meeting was recalled to order at 2:49 pm.

17.3 Rise and Report

Chair Busheikin reported that in the Closed Meeting the LTC adopted *In-Camera* meeting minutes dated June 10, 2016 and received a staffing update.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:50 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder