



## Hornby Island Local Trust Committee Minutes of Regular Meeting

<b>Date:</b>	<b>December 1, 2017</b>
<b>Location:</b>	<b>Hornby Island Community Hall Central Road, Hornby Island, BC</b>
<b>Members Present</b>	<b>Laura Busheikin, Chair Alex Allen, Local Trustee Tony Law, Local Trustee</b>
<b>Staff Present</b>	<b>Marnie Eggen, Island Planner Teresa Rittemann, Planner 2 Kate Emmings, Ecosystem Protection Specialist Fiona XETXÁTTEN MacRaid, Senior Intergovernmental Policy Advisor, Marine and First Nations Issues (by telephone) Katherine Vogt, Recorder</b>
<b>Others Present</b>	<b>Approximately ten (10) members of the public in am Approximately five (5) members of the public in pm</b>

### 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 introduced trustees, staff and recorder and welcomed members of the public.

### 2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- An updated Local Trust Committee Expense Summary Report from Planner Eggen

**By general consent** the agenda was adopted as amended.

### 3. TOWN HALL AND QUESTIONS-none

### 4. COMMUNITY INFORMATION MEETING - VACATION HOME RENTAL REVIEW PROJECT

#### 4.1 Staff Presentation of Community Survey Results

Planner Rittemann gave a power-point presentation of the Hornby Island Vacation Home Rental (VHR) Policy Review Project which contained results of the summer 2017 Community Survey of residents regarding vacation home rentals. The survey garnered 241 responses of considerable breadth and depth.

## 4.2 Question and Answer Session

Members of the public made the following points:

- There was a divide between present Islands Trust regulations on VHRs and actual practices and website promotions.
- There was a shortage of supply of VHRs.
- That Islands Trust was focusing on the issue to thwart and impede local business.
- The survey contained the inaccurate assumption that vacation home rentals are the cause of long-term rental shortages.
- That short-term VHRs can subsidize and allow a homeowner to keep their own home.
- The survey was beneficial in letting VHR business owners know how their business was affecting local residents.
- Many VHR business owners are self-regulating with high standards around restricting noise after a certain hour; and dealing with garbage, septic and water issues.
- Occupancy levels were sometimes too high.

Trustees made the following points:

- The survey seemed to reflect the community fairly well.
- The Hornby Island Local Trust Committee(LTC) was the only local government that was allowing VHRs without a permit
- Trustees did not want to impede VHRs; rather, they wanted to review the practice.
- Website advertisements for VHRs could perhaps be reviewed by Islands Trust staff so that areas of non-compliance could be pointed out and rectified on an individual basis to avoid going into full bylaw enforcement processes.
- The use of business licenses by local governments was a common tool for regulation that the LTC did not have.
- The present requirement for business owners to have a permit to operate within a fragile aquifer area was not working, given that most of the island properties have fragile aquifers.
- Stopping VHRs would not increase the availability of affordable housing.
- VHRs employed many cleaners and gardeners.
- Staff recommendations may be heavy handed.

Chair Busheikin offered that rules around VHRs would contribute to their acceptance as a well run business sector. She noted that extra regulations regarding VHRs may not be worthwhile, except for the requirement or the encouragement of water catchment at VHR sites.

Planner Ritemann noted that the Hornby Island Housing Needs Assessment Survey was available online until December 15, 2017 and that when the results are concluded, they may potentially offer justification and rationale to help non-profit housing initiatives access funding for housing projects.

**HO-2017-060**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee request staff to research and provide options to address Vacation Home Rentals in the context of Official Community Plan policies, focusing on:

- a) education and advocacy on best practices, particularly with respect to water use and waste disposal, in consultation with the Islands Trust Freshwater Specialist and relevant agencies;
- b) information and possible enforcement approaches to address existing regulations, particularly with respect to occupancy levels; and
- c) adjustment to existing regulations where these have not been administratively effective.

**CARRIED**

**By general consent** the meeting was recessed at 12:41 pm and reconvened at 1:10 pm.

**By general consent** the agenda was adjusted to go to 6.1 and 6.2 directly, and then go back to 5.1 and 5.2.

## **6. APPLICATIONS AND REFERRALS**

### **6.1 Islands Trust Fund Regional Conservation Plan – Briefing.**

Islands Trust Ecosystem Protection Specialist Emmings presented the draft Islands Trust Fund 10-year Regional Conservation Plan for feedback.

Specialist Emmings noted that the Trust Fund did not want to compete with local initiatives by local fundraising, but that they had been successful in receiving grant funds for their various projects, and dealing with private donors. She added that core staff administration work was funded through property taxes.

Trustee Law, acknowledged as the present Chair of the Trust Fund Board, noted the high expense of conservation initiatives and the need to forgo many projects due to lack of funding.

Specialist Emmings highlighted that the new 10-year plan included Trust Region-wide building envelope and human disturbance mapping; Federal critical habitats for species at risk mapping; and extensive forage fish spawning suitability and Eelgrass mapping.

Hornby Island specific contents of the report began on page 55 of the plan. A new Glass Sponge Reefs fishing closure area between Hornby and Texada Islands was significant.

Specialist Emmings noted that a map on page 56 of the report shows what areas on Hornby Island the Federal Government had already designated for critical habitat for the Dun Skipper Butterfly and the Marbled Murrelet Seabird species, speculating that new critical habitat areas would likely be created in the future.

**6.2 Islands Trust Fund Five Year Plan – Briefing**

Specialist Emmings presented the draft Islands Trust Fund Five Year Plan for consideration

**HO-2017-061**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee receive the draft Islands Trust Fund Five Year Plan for consideration.

**CARRIED****5. LOCAL TRUST COMMITTEE PROJECTS****5.1 Vacation Home Rental Review Project - Staff Report****5.2 Relationship Building with K'omoks First Nation - Staff Report**

Policy Advisor MacRaid, present by speaker phone, explained that First Nations bands have low funding and are very busy with reconciliation initiatives requests. As well, it was against Band protocol for individual band members to engage with government agencies without Band Chief and Counsel approval.

Policy Advisor MacRaid expressed that local trustees may not be the best point of contact for some communications with First Nations individuals and requested that local trustees provide names of some local key people or thought leaders who would be open to a telephone call from her.

It was acknowledged by Trustees and staff that \$4000.00 was available in the budget for First Nations Community dialogue initiatives.

**HO-2017-062**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee request staff to organize two or more community dialogue sessions focused on First Nations and related topics of interest, to be facilitated by Hornby island community members, and to invite First Nations who have asserted rights and title on Hornby Island to participate.

**CARRIED****HO-2017-063**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee endorse the Hornby Island Shared Narrative of Place Project Charter, v. 2 [as amended].

**CARRIED**

## 6. APPLICATIONS AND REFERRALS

**6.1 Islands Trust Fund Regional Conservation Plan – Briefing -amended in agenda to before 5.1**

**6.2 Islands Trust Fund Five Year Plan – Briefing-amended in agenda to before 5.1**

**6.3 HO-LCB-2017.1 (Davie - Isla de Lerena Vineyard) - Staff Report**

There was discussion between Trustees and representatives of the Isla de Lerena Vineyard regarding how Agricultural Land Reserve(ALR), Liquor Board and Islands Trust Siting and Use Permit regulations intersected, as well as discussion on the compliance efforts previously made by Isla de Lerena Vineyard.

Trustees raised concern around commercial activities on agricultural land operating as primary ventures rather than as ancillary to farming.

### **HO-2017-064**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee request staff to inform the Liquor Control and Licensing Branch (LCLB) that the Hornby Island Local Trust Committee supports the HO-LCB 2017.1 Isla de Lerena Vineyard-DAVIE application for a 'Lounge and Special Event Area Application' in principal with the following requests:

- 1) That the operating hours be limited to 10 am to 8 pm; and
- 2) That certainty be provided that the permitted use is consistent with Agricultural Land Reserve regulations for use that is ancillary and secondary to agricultural activities.

**CARRIED**

**6.4 Bylaw No. 155 (Housekeeping) - Staff Report**

Hornby Island Local Trust Committee Bylaw No. 155, cited as "Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2017".

### **HO-2017-065**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 155, cited as "Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2017", be read a third time.

**CARRIED**

### **HO-2017-066**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee approves that Bylaw No. 155, cited as "Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2017", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

**CARRIED**

## 7. DELEGATIONS

### 7.1 Islanders Secure Land Association – presentation

Two representative of the Islanders' Secure Land Association (ISLA), Katherine Ronan and Michael McNamara, explained that their long-term attempts to subdivide a donated piece of land into affordable purchasable property units had been halted not only by unforeseen expenses related to rules regarding that any subdivision over four lots must provide a water system of high standard, as well as back-up money to provide for the replacement of the water system should it fail; but also by the inability of three chosen candidates to qualify for a \$150,000 mortgage from the Union Bay Credit Union.

After 8 years of effort, ISLA realized they would have to turn their affordable ownership project into an affordable rental project and have been working with a Victoria development company, Elder Housing and the new Director of Regional Development for Vancouver Island, Malcolm McNaughton, who is very enthusiastic about the ISLA project and would like to see it become a pilot project model for affordable housing development.

ISLA is now looking at creating 20 to 35 houses on the donated property with financing for structures expected to come from BC Housing. ISLA would maintain ownership of the land and perhaps further provide serviced pads for owners of tiny homes.

The representatives thanked trustees and Islands Trust staff for their ongoing support of the project.

The Trustees and the Chair congratulated ISLA for their success and perseverance and shared that she often recommends that people look to ISLA for ideas and information. She also noted that a constituency assistant for MLA Scott Fraser recently expressed a willingness to actively help affordable housing projects by connecting them to appropriate funding sources; also, that MP Gord Johns has spoken out about affordable housing, specifically about the need for funding models to incorporate the specific rural needs for site specific water and septic infrastructure, given that most existing funding models are for urban areas.

## 8. MINUTES

### 8.1 Local Trust Committee Minutes dated September 8, 2017 - for Adoption

**By general consent** the Local Trust committee meeting minutes of September 8, 2017 were adopted.

### 8.2 Section 26 Resolutions-without-meeting Report November 22, 2017-received for information

### 8.3 Advisory Planning Commission Minutes - none

## 9. BUSINESS ARISING FROM MINUTES

### 9.1 Follow-up Action List dated November 22 , 2017

Chair Busheikin reported that there had recently been a fruitful first ever meeting on Denman Island with representatives from Emcon, The Ministry of Transportation and Infrastructure and local stakeholders, and that this meeting had been inspired by similar meetings on Hornby Island.

Planner Eggen reported that staff were awaiting a response from Telus regarding any intentions to pursue alternative proposals for the Telus tower.

A trustee noted that there was concern that the present Telus proposal need to include a remote switching unit system so that islanders would not have their communication cut off if there was a cable failure.

Chair Busheikin noted that further discussion about this Telus issue at a future meeting was needed.

## 10. CORRESPONDENCE

*Correspondence received concerning current applications or projects is posted to the LTC webpage*

### 10.1 September 18, 2017 Acknowledgement Letter from BC Ferries Freedom of Information to B. Weiss and Support Letter from D. Bond-received for information

## 11. REPORTS

### 11.1 Work Program

#### 11.1.1 Top Priorities Report dated November 22, 2017

Planner Eggen noted that it was suggested by the Regional Planning Manager that Item 2 regarding Housing amendments should stay on the Top Priorities list until there is further clarity from ISLA that they will be moving forward with their housing agreement.

#### **HO-2017-067**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee amend the wording of activity No. 2 of the Hornby Island Top Priorities list by removing the existing wording and replacing it with 'develop a housing agreement with the Islanders' Secure Land Association.'

**CARRIED**

#### 11.1.2 Projects List Report dated November 22, 2017

Received.

11.1.3 Hornby LTC 2014-2018 Term Goal Setting Session

Received.

11.1.4 Work Program - Suggestions for Discussion

Received.

**11.2 Applications Report dated November 22, 2017**

Received.

**11.3 Trustee and Local Expense Report dated September, 2017**

Received.

**11.4 Adopted Policies and Standing Resolutions**-received for information

Received

**11.5 Local Trust Committee Webpage**-none

**11.6 Chair's Report**

Trustee Busheikin reported on an upcoming Trust Council meeting.

**11.7 Trustee Reports**

Trustee Allen expressed appreciation to Trustee Law for his ongoing efforts in organizing meetings.

Trustee Law reported that at a recent meeting with BC Ferries that the priority loading trial period had raised serious concerns for ferry staff safety and that constructive proposals for education to contain this resistance was being worked on.

**11.8 Electoral Area Director's Report**

Received.

**11.9 Trust Fund Board Report dated October, 2017**

Received.

**12. NEW BUSINESS**

**12.1 2018 Local Trust Committee Meeting Schedule – Memorandum**



**HO-2017-068**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee schedule its regular business meetings on the following dates in 2018: February 9, April 27, June 8, August 3, September 28, and November 30.

**CARRIED**

**12.2 First Nations Interests and Local Trust Committee Commitments at Official Community Plan Approval – Memorandum**

Received.

**13. UPCOMING MEETINGS**

**13.1 Next Regular Meeting scheduled for Friday February 9, 2018 at 11:30 am at Room to Grow, 2100 Sollans Road, Hornby Island, BC.**

**14. TOWNHALL**

**15. CLOSED MEETING - none**

**16. ADJOURNMENT**

**By general consent** the meeting was adjourned at 3:23 pm.

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Laura Busheikin, Chair

Certified Correct:

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Katherine Vogt, Recorder