



Hornby Island Local Trust Committee

Minutes of Regular Meeting

Date: February 9, 2018
Location: Room to Grow
 2100 Sollans Road, Hornby Island, BC

Members Present: Laura Busheikin, Chair
 Alex Allen, Local Trustee
 Tony Law, Local Trustee

Staff Present: Marnie Eggen, Island Planner
 Teresa Rittemann, Planner 2
 Fiona MacRaid, Senior Intergovernmental Policy Advisor, Marine and First Nations Issues
 Vicky Bockman, Recorder

Others Present: Approximately four (4) members of the public in attendance

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.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

14.8 Agricultural Land Commission Review

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS – none

4. COMMUNITY INFORMATION MEETING – none

5. PUBLIC HEARING – none

6. MINUTES

6.1 Local Trust Committee Minutes dated December 1, 2017 - for adoption

The following amendment to the minutes was presented for consideration:

- Page 8, item 11.7, first paragraph: change “Allan” to “Allen”

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 January 31, 2018

Received.

8. DELEGATIONS – none

9. CORRESPONDENCE – none

By general consent item 10 was moved to follow agenda item 12.4.

11. LOCAL TRUST COMMITTEE PROJECTS AND BYLAWS

11.1 Vacation Home Rental Review Project – Memorandum

Planner Rittemann anticipated that a Staff Report on this project will be available for the April, 2018 Local Trust Committee (LTC) meeting. Trustees reviewed the Project Charter timeline and confirmed that the project is on schedule.

Trustees questioned whether there might be any relevant developments forthcoming from the Province in the area of vacation rentals and observed that it might be a matter for Trust Area Services review.

HO-2018-001

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request the Executive Committee to provide information to Local Trust Committees on any relevant outcomes of Provincial initiatives to address vacation rentals.

CARRIED

11.2 BYLAW NO. 155

Planner Eggen noted that this “housekeeping” bylaw amendment corrects a minor error and an omission in the Land Use Bylaw.

HO-2018-002

It was MOVED and SECONDED,

that Hornby Island Local Trust Committee Bylaw No. 155 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2017”, be adopted.

CARRIED

12. REPORTS

12.1 Work Program

12.1.1 Top Priorities Report dated January 31, 2018

Trustees reviewed the Top Priorities report and the following points were noted:

- A Trustee inquired as to the status of the Islanders' Secure Land Association housing agreement development. Planner Eggen responded that Planner Milne is moving forward with discussions in this regard;
- Trustees have been advancing Top Priority No. 4 through writing monthly articles for the community's information on various sections of the Official Community Plan; and
- Senior Intergovernmental Policy Advisor MacRaid observed that First Nations are experiencing a significant housing crisis and suggested that sharing housing information and options might be an opportunity for dialogue and to learn from their housing managers' technical expertise in this area.
 - Trustees expressed interest and suggested that this matter might be scheduled for the next LTC meeting for consideration.

HO-2018-003

It was MOVED and SECONDED,

that staff be requested to prepare a briefing for the April Local Trust Committee meeting with respect to housing and First Nations.

CARRIED

12.1.2 Projects List Report dated January 31, 2018

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 January 31, 2018

A Trustee requested an update on file HO-DP-2017.1 (Hornby Island Cooperative Association). Planner Rittemann provided information regarding outstanding issues that involve Ministry of Transportation and Infrastructure and the possible addition of another development within the subject property.

12.3 Trustee and Local Expense Report dated December, 2017

Received.

12.4 Adopted Policies and Standing Resolutions

A Trustee suggested that Hornby Island Standing Resolution HO-038-2012 regarding bylaw enforcement of tourist accommodations be rescinded as a review is currently being conducted on this issue and bylaw enforcement actions are generally held in abeyance during these situations.

HO-2018-004

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee confirm that Standing Resolution HO-038-2012 with respect to tourist accommodation bylaw enforcement is rescinded and that the resolution be removed from the website.

CARRIED

10. APPLICATIONS AND REFERRALS**10.1 HO-LCB-2017.2 - (Fossil Beach Farm Ltd.) - Staff Report**

Planner Ritemann presented an overview of the Staff Report for an application for a new outdoor Special Event Area on the Fossil Beach Farm. She advised that if the LTC wishes to provide comment on a Liquor Control and Licensing Branch (LCLB) application, it must gather public input and provide a resolution to the LCLB.

The applicant was in attendance and commented with the following points noted:

- In response to a Trustee's question, it was confirmed that outreach with neighbours has been conducted and no specific concerns were expressed; and
- This application represents an opportunity for economic enhancement and is an important element of the succession plan for this farm that has been in the family since 1921.

The Chair opened the floor to members of the public and the following was noted:

- Hornby Island Community Economic Enhancement Corporation supports the project; and
- A neighbour expressed concern that unexpected road issues might occur with a negative impact.

A Trustee advised that he has been made aware of a concern regarding potential traffic and noise. He pointed out that, for this reason, it seems appropriate for the LTC to exercise the option to gather public input to allow community members the opportunity to provide comments. Trustees discussed the process.

HO-2018-005**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee request staff to notify by email, residents and property owners on Savoie Road that the Fossil Beach Farm application to the Liquor Control and Licensing Branch has been referred to the Local Trust Committee for consideration and of their opportunity to provide comments to the Local Trust Committee on this referral by February 28, 2018.

CARRIED

By general consent the meeting was recessed at 12:54 pm and reconvened at 1:16 pm.

12.5 Local Trust Committee Webpage

Discussion at agenda item 14.2 includes relevant webpage information.

12.6 Chair's Report

Chair Busheikin reported on the following:

- She attended a meeting with the Honourable Selina Robinson, Minister of Municipal Affairs and Housing and highlighted various topics that were discussed;
- Peter Luckham has been invited to Ottawa for a Standing Committee on Transport, Infrastructure and Communities meeting regarding abandoned vessels;
- A meeting was held with staff from Ministry of Forest, Lands and Natural Resource Operations regarding advocacy efforts to address styrofoam pollution in the marine environment;
- Trust Council preparations are underway and she highlighted some topics that will be included in the agenda; and
- Executive Committee is recommending that an additional fee on rezonings be included specifically for First Nations consultation.

12.7 Trustee Reports

Trustee Law reported on the following:

- BC Ferries has reinstated the old ferry schedule after two years of lobbying;
- He attended a committee meeting of the Agricultural Land Commission (ALC) Review, making a presentation to the committee on behalf of the Islands Trust, and found its members to be open to discussing ideas. This item will be considered at agenda item 14.8; and
- He worked with Conservancy Hornby Island in a liaison role to assist in identifying the issues of herring and micro plastics on which to focus.

Trustee Allen reported on the following:

- He attended Trust Council in December and summarized sessions from that meeting that were of interest; and
- He has been contemplating the work to be done versus the time left in this term.

12.8 Electoral Area Director's Report – none

12.9 Trust Fund Board Report dated November, 2017

Trustee Law reported on the following:

- The current Regional Conservation Plan has been approved; and
- There is hope that a name change for the Trust Fund Board will be occurring and this is expected to help in attracting public engagement.

13. CLOSED MEETING**13.1 Motion to Close the Meeting**

HO-2018-006

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) and s.90(2)(b) for the purpose of considering adoption of *In-Camera* meeting minutes dated July 7, 2017 and consideration of confidential information and that the recorder and staff attend the meeting.

CARRIED

The meeting closed to the public at 1:32 pm.

13.2 Recall to Order

By general consent the meeting was recalled to order at 1:55 pm.

13.3 Rise and Report

Chair Busheikin reported that in the Closed Meeting, *In Camera* minutes dated July 7, 2017 were adopted.

14. NEW BUSINESS**14.1 Housing Agreement Administration – Briefing**

Received.

14.2 Intergovernmental Engagement Meeting - K'omoks First Nation - for discussion

Senior Intergovernmental Policy Advisor MacRaid reported that topics for the proposed meeting might include an overview of the Islands Trust agency, an explanation of how K'omoks First Nation fits into the current or long term vision, and how decision making might progress going forward. She solicited Trustee feedback on possible items to consider for presentation at the meeting.

Trustees discussed process and suggested possible concepts that the LTC might raise at the meeting. Senior Intergovernmental Policy Advisor MacRaid advised that she would prepare a draft presentation for Trustee review based on the input provided.

Trustees discussed possible approaches to inform the community of the upcoming meeting and of the LTC's understanding, recognition and welcoming of opportunities relating to First Nations as stated in a 2017 resolution.

HO-2018-007

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee website page on Committee Projects and Initiatives include links under Relationship Building with K'omoks First Nation to the March 2017 resolution HO-2017-20 of the Hornby Island Local Trust Committee and other relevant information that becomes available.

CARRIED

14.3 Public Utility PU(a) Zone in Land Use Bylaw - for discussion

A Trustee reported that an error has been discovered in the Land Use Bylaw zone PU(a) Site Specific Regulations that requires a correcting amendment. Timing and options for moving forward with the correction were considered to be dependent on whether this may impact the Comox Valley Regional District's ability to acquire the Old Fire Hall.

HO-2018-008

It was MOVED and SECONDED,

that staff be requested to contact Comox Valley Regional District with respect to any issues regarding the permitted uses of the sub area of the PU zone which includes the Old Fire Hall and provide recommendations to the Local Trust Committee on timing and process for amending the Land Use Bylaw.

CARRIED

14.4 Appointment to the Hornby Island Provincial Parks Committee - for discussion

Trustee Law reported that an appointee to the Hornby Island Provincial Parks Committee has resigned and that there is a need to appoint a new member.

HO-2018-009

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee appoint Don Peterson to the Hornby Island Provincial Parks Committee.

CARRIED

14.5 Delivery and Integration of Services to the Trust Area - for discussion

Trustee Law reported that he is participating in a committee, along with representatives of ten LTCs, that is soliciting input from Trustees and staff regarding effectiveness of integration of services in respective communities.

Discussion followed on the Hornby Island LTC's working relationships with various agencies and the following points were noted:

- It was the consensus that relationships are working well and experiences are generally positive in this regard; and

- Community consultation of new project design concepts was considered to be an area that might be improved upon.

14.6 Telus Follow Up - Switching Unit for Intra-Island Phone Connections - for discussion

HO-2018-010

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee supports the provision of intra-island telephone connections in the event of loss of off-island telephone connections and requests staff to investigate options with service providers.

CARRIED

14.7 Farm Industry Review Board – Memorandum

Chair Busheikin advised that the Denman Island LTC has resolved to invite representatives of the BC Farm Industry Review Board to meet with the LTC on Denman Island to present their work, answer questions and tour shellfish operations; and suggested that the Hornby Island Trustees might consider joining in this proposed meeting.

HO-2018-011

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request the opportunity to attend the presentation by the Farm Industry Review Board when this takes place on Denman Island.

CARRIED

14.8 Agricultural Land Commission Review

Trustee Law reported that he attended an independent committee meeting that is leading a public engagement process to provide recommendations to the Provincial Government on best approaches to revitalizing the Agricultural Land Reserve and the ALC. He advised that public input is being encouraged in this Review and suggested that Trustees contact local groups that might provide relevant comments.

15. UPCOMING MEETINGS

15.1 Next Regular Meeting Scheduled for April 27, 2018 at 11:30 am at Room to Grow, The Hornby Island Resource Centre, 2100 Sollans Road, Hornby Island, BC

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

16. TOWNHALL - none

17. ADJOURNMENT

By general consent the meeting was adjourned at 3:08 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder