



## Hornby Island Local Trust Committee Minutes of Special Meeting

**Date:** March 20, 2018  
**Location:** Room to Grow  
 2100 Sollans Road, Hornby Island, BC

**Members Present:** Laura Busheikin, Chair  
**Members Present:** Tony Law, Local Trustee

**Staff Present:** Vicky Bockman, Recorder

**Others Present:** Approximately nine (9) members of the public

**Regrets:** Alex Allen, Local Trustee

### 1. CALL TO ORDER

Chair Busheikin called the meeting to order at 11:28 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced herself, Trustee Law and recorder.

She informed those present that Trustee Allen is not in attendance as he has declared a potential conflict of interest due to his employment as Hornby Island Co-op Association (Co-op) Gas Bar Manager and is recusing himself from participating or voting on the matters of HO-DVP-2017.2 and HO-DP-2017.1 (Hornby Island Co-op Association).

### 2. APPROVAL OF AGENDA

**By general consent** the agenda was approved as presented.

### 3. BUSINESS ITEMS

#### 3.1 HO-DVP-2017.2 and HO-DP-2017.1 (Hornby Island Co-op Association) - Staff Report

Trustees considered the applications and opened the floor for comments from the public with the following noted:

- A member of the Board of Directors of the Co-op remarked that the Co-op is working hard and making progress in becoming compliant; and
- The Siting and Use process was discussed and Trustees indicated that the applicant's desire to commence work as soon as possible will be relayed to staff.

**HO-2018-012**

**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee approve issuance of Development Variance Permit HO-DVP-2017.2 with the following variances to Hornby Island Land Use Bylaw No. 150, 2014:

- a) Part 8 ZONE REGULATIONS, Section 8.9, Article 8.9(4)(a) is varied to reduce the front lot line setback from 6.0 metres to 1.0 metre for two proposed buildings adjacent to Shields Road: the "Proposed Building" and the "Proposed Building" with "Deck", as shown in the proposed site plan (Schedule "B");
- b) Part 8 ZONE REGULATIONS, Section 8.9, Article 8.9(4)(a) is varied to reduce the front lot line setback from 6.0 metres to 0.0 metres for all other buildings and structures as shown in the proposed site plan (Schedule "B");
- c) Part 8 ZONE REGULATIONS, Section 8.9, Article 8.9(4)(a) is varied to reduce the exterior side lot line setback from 6.0 metres to 0.0 metres for all buildings and structures as shown on the proposed site plan (Schedule "B").

Subject to the condition that, prior to the issuance, the property owner shall be required to obtain any necessary setback and encroachment permits from the Ministry of Transportation and Infrastructure pursuant to Section 62 and 90 of the *Transportation Act*.

**CARRIED**

**HO-2018-013****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee approve issuance of Development Permit HO-DP-2017.1, following issuance of HO-DVP-2017.1 subject to the following conditions:

- a) No neon or internally lit signs are permitted.
- b) Off-street automobile parking shall be provided as required by Hornby Island Land Use Bylaw No. 150, 2014 and shall be adequately screened and unobtrusive, and where possible, located to the rear of the parcel and away from public open spaces and eating places.
- c) Natural vegetation and trees shall be maintained for screening of parking and storage areas and to maintain the privacy and rural flavour of public open spaces.
- d) Lighting shall be softer and lower than supplied by mercury vapour lighting towers.
- e) Lighting shall not illuminate adjacent private properties.
- f) The character of the development shall keep with the rural environment and blend in with the aesthetic qualities of the natural surroundings.
- g) The form of the development shall incorporate low, small-scale building design with such amenities as public walkways and outdoor open spaces for use by the public, and include sufficient services.
- h) All buildings shall be finished in wood or brick.
- i) Businesses shall be clustered in order to share in the provision of parking, services, and public facilities and open space.
- j) Adequate convenient toilet and washroom facilities shall be provided for the number of customers anticipated.
- k) Universal access design principles shall be incorporated into the built environment to support the provision of equitable access for all abilities.

Subject to the condition that, prior to the issuance, the property owner shall be required to obtain any necessary setback and encroachment permits from the Ministry of Transportation and Infrastructure pursuant to Sections 62 and 90 of the *Transportation Act*.

**CARRIED**

Trustee Law expressed appreciation for all the work that has been done by Islands Trust staff and Local Trustee Committee (LTC) members to advance this matter.

Jim Garton, President of the Co-op, thanked the LTC and staff for holding this Special LTC meeting. He advised that the Co-op is considering other, future changes; is respectful of the land use requirements; and looks forward to working with the LTC in these ventures.

**4. ADJOURNMENT**

**By general consent** the meeting was adjourned at 11:36 am.

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Laura Busheikin, Chair

Certified Correct:

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Vicky Bockman, Recorder