



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: June 8, 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: Teresa Ritemann, Planner 2
 William Shulba, Senior Freshwater Specialist (via telephone)
 Vicky Bockman, Recorder

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

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Busheikin called the meeting to order at 11:31 am. She acknowledged that the meeting was being held in First Nations territory, welcomed the public and introduced Trustees, staff and recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Move agenda item 13.1 to follow 8.1

Add 10.1.1 Agriculture on Hornby Island-Background information from Trustee Law

Add 13.5 Intergovernmental Meeting with K'omoks First Nation

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 April 27, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- Page 1, item 1, second line change "in the territory of the Coast Salish First Nations." to: "in First Nations territory."

- Page 9, item 13.8, first line change “Trustee Allen had no report.” to: “Trustee Allen deferred his report.”

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 May 31, 2018

Planner Ritemann provided updates with the following noted:

- Comox Valley Regional District (CVRD) is discussing plans for the old Fire Hall with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO); a timeline for its repurposing is unknown at this time;
- Staff are awaiting response from Telus regarding options in the event of loss of inter-island connections; and
- The BC Treaty Commission is unable to commit to an on-island educational event at this time; however, they are reviewing options for a Trust-wide approach to education. General educational resources have been requested by staff as a resource in the interim.

7.2 First Nations and Housing Issues – Memorandum

Trustees discussed the memorandum. There was no action taken.

8. DELEGATIONS

8.1 Presentation by Ellen Leslie and Dr. John Cox regarding Hornby Water Stewardship - A Project of Heron Rocks Friendship Centre Society

Dr. Cox advised that Ellen Leslie was not able to attend today. He presented an update on a Hornby Water Stewardship Project, “Hornby Water Plan”, that has been created in conjunction with Hornby Island Community Economic Enhancement Corporation (HICEEC).

He outlined the background of the steps taken in the creation of the plan, progress to date, and pointed out that minimal work has been carried out in the important component of conducting detailed mapping of surficial deposits for incorporation into the hydrogeological model of the island.

He submitted the paper “Hornby Water Plan Update to Local Islands Trust Committee 8 June 2018” for the record; and requested that the Local Trust Committee (LTC) pass a resolution for a Project Charter to address data gaps and provide a literature review of water and geological research on Hornby Island.

Discussion followed with Trustees asking questions and acknowledging that there are many aspects to this complex issue that warrant consideration.

Senior Freshwater Specialist Shulba joined the meeting by telephone at 12:10 pm.

13.1 Hornby Water Planning – Memorandum

Senior Freshwater Specialist Shulba presented the Memorandum that provides background on Hornby Island water planning and options for collaboration and advancement of local water conservation objectives with the following noted:

- Investigating recommendations made by the 2002 groundwater geochemistry study prepared for the Islands Trust was suggested;
- A three-dimensional hydrogeological model of Hornby Island has been created and well capture zones have been completed which could be useful in providing detailed analysis of essential information; and
- The LTC was asked to consider advancing the “Groundwater Protection and Water Conservation Tools” project to the Top Priorities List to advance local water conservation objectives and policies.

Trustees discussed this proposal with the following key points noted:

- Observation was made that various groundwater issues are in need of consideration;
- This project corresponds with the recently passed Trust Council resolution to look at ways to proactively address climate change; and
- This initiative would provide an opportunity to utilize the work that has already been done in this area and the expertise of the Senior Freshwater Specialist and Dr. John Cox, Surficial Geologist and local community member, to assist in filling data gaps.

By general consent item 12.1.1 was moved to follow item 13.1.

12.1.1 Top Priorities Report dated May 31, 2018

Trustees discussed the current Top Priorities, identified the ongoing nature of particular items, and proposed changes that might be made to manage the List in an effective manner.

HO-2018-027

It was MOVED and SECONDED,

that the Top Priorities List be amended as follows:

- Remove “Relationship building with K’omoks First Nation;
- Remove “Communication with residents/owners”; and
- Add Groundwater Protection and Water Conservation.

CARRIED

HO-2018-028

It was MOVED and SECONDED,

that staff be requested to prepare a work plan and budget for the Groundwater Protection and Water Conservation priority that includes consolidation of existing information, required research to address key knowledge gaps, and recommendations for next steps.

Senior Freshwater Specialist Shulba pointed out that a relevant workshop event is in the planning stages and might be considered for inclusion in the work plan.

CARRIED

Senior Freshwater Specialist Shulba left the meeting at 12:24 pm.

A Trustee questioned the status of Top Priority “Land Use Bylaw Amendments”. Planner Ritemann responded that she will review the amendments requiring attention and will draft a Project Charter for this activity and report back to the LTC.

9. CORRESPONDENCE - none

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

By general consent the meeting was recessed at 12:27 pm and reconvened at 12:42 pm.

10. APPLICATIONS AND REFERRALS

10.1 HO-ALR-2018.1 (Colin) - Staff Report

Planner Ritemann summarized the staff report regarding an application to subdivide a parcel located within the Agricultural Land Reserve (ALR) to create two parcels, noting that the *Agricultural Land Commission Act* requires that the Hornby Island LTC decide whether or not to forward the application to the Agricultural Land Commission (ALC) for consideration.

The applicant was in attendance and was invited to speak. She read a statement with background, purpose and reasons to support forwarding the application to the ALC for consideration.

A recently received piece of correspondence in support of this application was read by the applicant and was submitted for the record.

Trustee Law reviewed background information regarding agriculture on Hornby Island and noted changes that have occurred over time in subdivision trends of ALR lands.

Trustees discussed the circumstances of this application with the following points noted:

- The application is not consistent with policies of the Official Community Plan (OCP); however, mitigating factors were considered;
 - the property was originally two lots with the proponent consolidating both lots into the current parcel in 1997;
 - there is a history of smaller lots being actively farmed on Hornby Island;
 - this would encourage farming; and
- Letters of support received were acknowledged.

HO-2018-029

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to forward HO-ALR-2018.1 to the Agricultural Land Commission with the following comments:

- The Hornby Island Official Community Plan recognizes the importance of retaining large parcels of farmland to balance the significant number of smaller lots; however, most active and productive farms on Hornby Island are on smaller lots;
- This proposal would involve reverting to the original configuration of two parcels, both over 10 acres before they were consolidated by the proponent;
- This would enable access to farmland by a family that proposes to farm at a time when access to farmland is challenging on Hornby Island;
- The proponent states that this subdivision would support farming taking place on both lots;
- Background information about agriculture on Hornby Island is attached; and
- A map of existing Agricultural Land Reserve properties on Hornby Island is attached.

Discussion ensued with the following comments:

Chair Busheikin acknowledged her support of this resolution from a land use planning perspective given that the parcel was previously two properties; and she recognized that small farms are a logical approach to farming on the Gulf Islands.

Trustee Law noted that this resolution is based on supporting farming and the argument that the parcel was previously two parcels, prior to the applicant consolidating them.

The question on the motion was called.

CARRIED

10.1.1 Agriculture on Hornby Island-Background information from Trustee Law

Received.

10.2 Denman Island Bylaw Referral Request for Review and Response regarding Bylaw Nos. 228 and 229

HO-2018-030

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee provided the following responses to bylaws referred by Denman Island Local Trust Committee:

- Bylaw No. 228 – Interests Unaffected
- Bylaw No. 229 – Interests Unaffected.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Vacation Home Rental Community Education and Bylaw Compliance Campaign - verbal update

Planner Ritemann described the research that is ongoing to identify and map general locations of Vacation Home Rentals on Hornby Island; and commented on options being considered for the communication and educational component of the campaign.

12. REPORTS

12.1 Work Program

12.1.2 Projects List Report dated May 31, 2018

Received.

12.1.3 Hornby LTC 2014-2018 Term Goal Setting Session

Received.

12.1.4 Work Program - Suggestions for Discussion

Trustees discussed possible strategies to advance consideration of some of the issues that are not on the Top Priorities List. They expressed support for a discussion of housing options in a special session that would not necessarily involve staff resources.

By general consent agenda item 13.3 was moved to follow 12.1.4.

13.3 Hornby Island Land Use Bylaw Housekeeping Amendments - for Discussion

Trustees requested staff input on the potential timeline for Top Priority “Land Use Amendments”. Planner Ritemann responded that there were unknowns that would make an estimation of completion of the Land Use Amendments Priority difficult at this time.

Trustees considered the addition of a fourth item on the Top Priorities List to accommodate a discussion of housing options, indicating that the activity and evaluation of options would be the responsibility of Trustees.

HO-2018-031

It was MOVED and SECONDED,

that the Top Priorities List be amended by adding the following item:

Description:	Exploration of housing needs
Activity:	Local Trust Committee discussion of the Housing Needs Assessment and of existing and potential housing opportunities on Hornby Island
Responsibility:	Alex Allen, Tony Law, Laura Busheikin
Target Date:	August 3, 2018.

CARRIED

12.2 Applications Report dated May 31, 2018

Received.

12.3 Trustee and Local Expense Report dated March, 2018

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

No changes were requested.

12.6 Chair's Report

Chair Busheikin reported on the following:

- Executive Committee has been busy preparing for the next Trust Council (TC) on Saturna Island; items of interest include the following:
 - Housing Needs Assessment
 - Draft Telecommunications Strategy
 - Committee structures proposal
 - Islands Trust Act amendments
 - ALC Chair will be at TC
 - A letter from the Chair on behalf of TC to the Prime Minister expressing firm opposition to the Trans Mountain Pipeline expansion;
- She met with MLA Fraser in her role as Denman Island Trustee and will be meeting with him again in her capacity as Hornby Island Chair;
- She attended the Baynes Sound/Lambert Channel Forum.

12.7 Trustee Reports

Trustee Law reported on the following:

- The Baynes Sound/Lambert Channel Forum;
- A meeting that occurred with Fisheries & Oceans Canada (DFO) to discuss the herring fishery;
- A meeting regarding the Hornby Island Water Plan;
- He was not able to attend the Ferry Advisory Committee (FAC) meeting, however, did provide information and follow-up for the meeting;
- He provided input regarding Hornby Island for the Housing Needs Assessment;
- He met with the Ministry of Transportation and Infrastructure (MOTI).

Trustee Allen reported on the following:

- He has had many phone calls and discussions with members of the public recently;
- He will be attending the K'omox First Nation Intergovernmental meeting.

12.8 Ferry Advisory Committee - Verbal Report

Trustee Law provided a report on items discussed at the FAC that included the following:

- Arguments were presented for retaining the 8:00 am priority loading in response to BC Ferries' consideration of discontinuing the practice:
- The schedule changes that have been implemented are considered to be a "pilot" project by BC Ferries; communication will be necessary to emphasize how important

it is to the community to retain those schedule improvements. The upcoming meeting with MLA Fraser will be an opportunity to discuss this.

12.9 Meeting with Ministry of Transportation & Infrastructure - Verbal Report

Trustee Law reported on the recent meeting with MOTI staff that included the following points:

- The timing of the culvert replacement on Beulah Creek was discussed. The culvert is in danger of collapse and if it is necessary to replace it in the summer, then consideration of a late summer timeframe was requested;
- Spraying of gravel roads for dust control was discussed; and
- Road line painting is scheduled for next year; however, there is some chance it may occur earlier.

12.10 Electoral Area Director's Report - none

12.11 Trust Fund Board Report dated May, 2018

Trustee Law reported that the Trust Fund Board is pleased to have received notice that the name change to Islands Trust Conservancy has been approved and that a process to implement the name change in a two-staged approach has been created.

13. NEW BUSINESS

13.2 Electronic Meetings - Staff Report

HO-2018-032

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee requests staff to draft a bylaw to amend Hornby Island Local Trust Committee Meeting Procedure Bylaw No. 118, 2004 to enable electronic meetings, as a non-priority item.

CARRIED

13.4 Meeting the MLA - Verbal Update

Trustees discussed topics for discussion at the upcoming meeting with MLA Fraser that included the following:

- BC Ferries schedule
- Housing
- Marine issues
- First nations relationship building

13.5 Intergovernmental Meeting with K'omoks First Nation

Trustees discussed arrangements in preparation for the upcoming Intergovernmental meeting with K'omoks First Nation.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for August 3, 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.

- 15. **TOWNHALL - none**
- 16. **CLOSED MEETING - none**
- 17. **ADJOURNMENT**

By general consent the meeting was adjourned at 2:28 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder