



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: May 1, 2020
Location: Islands Trust Victoria Office Boardroom
 200-1627 Fort Street, Victoria, BC – Electronic Meeting

Members Present: Sue Ellen Fast, Chair
 Alex Allen, Local Trustee
 Grant Scott, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
 Bronwyn Sawyer, Planner 2
 Vicky Bockman, Recorder

Others Present: Approximately ten (10) 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 Fast called the meeting to order at 11:31 am. She welcomed the public, introduced Trustees, staff and recorder; and acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- 7.1.2 Official Community Plan (OCP) Wording Regarding Hornby Island Housing Society
- 9.2 Advertising Local Trust Committee meetings.

HO-2020-019

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee adopt the agenda as amended.

CARRIED

3. REPORTS

3.1 Trustee Reports

Trustee Scott reported on the following:

- Community members have expressed concern regarding the time-sensitive nature of applications and the need to keep advancing the work on these;
- Trust Council held a special meeting to discuss the 2020/2021 budget in order to reduce taxes;

- At Trust Council he asked that Northern Office planning resources be expanded to enable processing of Hornby Island applications in a timely manner.

Trustee Allen reported on the following:

- He attended a Water Authorization webinar in March;
- As a result of a Trust Council decision, a press release was published asking for people to stay away from Gulf Islands at this time to minimize the spread of COVID-19 and to reduce pressure on limited island services;
- Staff are working on ways to include Town Hall and Delegation agenda items in future electronic meetings.

3.2 Chair's Report

Chair Fast reported on the following:

- The new 2020/2021 Islands Trust budget reduced the increase in taxes to 0% from the 2% increase that was planned. It includes climate change oriented items that might be of interest to the Hornby Island community;
- Federal and provincial funding programs are changing, are available for those who might need assistance and include elements to improve internet connectivity;
- She has been participating in Bowen Island municipal meetings electronically;
- Islands Trust has been adapting to challenges involving staffing levels and connectivity issues relating to the need for staff to work from home due to the COVID-19 pandemic;
- Executive Committee has been working to approve changes necessary to implement and adapt to new procedures being required at this time.

3.3 Electoral Area Director's Report - none

4. MINUTES

4.1 Local Trust Committee Minutes - none

4.2 Section 26 Resolutions-without-meeting Report dated April 24, 2020

Chair Fast explained the purpose of the report. It was received for information.

4.3 Advisory Planning Commission Minutes - none

5. BUSINESS ARISING FROM MINUTES

5.1 Follow-up Action List Report dated April 23, 2020

In response to a Trustee's inquiry, staff reported that referrals to the Advisory Planning Commission are temporarily suspended while awaiting provincial authorization to conduct these meetings during the pandemic.

6. APPLICATIONS AND REFERRALS

6.1 HO-RZ-2018.1 (Wiseman) - Staff Report - for decision

Planner Sawyer presented the Staff Report that provides an overview of the application to rezone the 3.98 hectare property from Residential 2 (Large Lot Zone) to Residential 1 (Small Lot Zone) and increase subdivision lot area requirements from 1.0 hectare to 1.9

hectare with a site specific regulation text amendment to allow for a two-lot subdivision application to the Ministry of Transportation and Infrastructure. She outlined the changes to the OCP and Land Use Bylaw (LUB) that would be necessary to accommodate the request and advised that the Staff Report recommends the applicant submit a biological inventory assessment report and hydrogeological assessment to meet the objectives and policies outlined in the OCP and Islands Trust Policy Statement.

Chair Fast invited the proponent to speak to the application.

David Wiseman provided a historical context of the property's development history and the steps he has taken since 2016 to attempt to resolve the Minimum Average Lot Area shortfall that resulted from a surveying error. He asked the Local Trust Committee (LTC) to proceed with processing the application without submission of the requested reports, arguing that the request is fair and reasonable and in keeping with the intention of the Island's dwelling density principles.

Trustees considered the proposal with the following noted:

- Some Trustees expressed a preference to allow the application to proceed without obtaining the biological inventory and/or hydrogeological assessments, considering this requirement to be unreasonable at this point and not wishing to further prolong the process;
- Chair Fast expressed appreciation for the value of the biological and hydrogeological reports to support the Islands Trust mandate of preserve and protect, considering the recommendations to be reasonable;
- Staff clarified that the rezoning process would still apply even if the reports are not required.

HO-2020-020

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff proceed with processing application HO-RZ-2018.1.

CARRIED

Chair Fast Opposed

By general consent the meeting recessed at 12:35 pm and reconvened at 1:02 pm.

7. LOCAL TRUST COMMITTEE PROJECTS

7.1 Official Community Plan/Land Use Bylaw Amendments Project - Staff Report - for decision

Regional Planning Manager Kauer presented the Staff Report that outlines the OCP-LUB Amendment Project anticipated timelines, presents options to review the scope of the project, and offers opportunities to identify and prioritize the order of review of topics for LTC consideration.

She suggested that the Hornby Island Housing Society change of zoning from R3 to R3A might be considered as a LTC priority and recommended that the LTC consider its extraction from the project and identification as Top Priority 1.

Trustees discussed the options and considered that dividing the OCP-LUB Amendment Project into phases to be a practical approach at this time.

HO-2020-021

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Top Priority 1 item be replaced with “Consideration of a rezone of 5040 Central Road to R3A”.

CARRIED

7.1.1 R3A Zoning - regarding changing the zone at 5040 Central Rd - Staff Report - for decision

Regional Planning Manager Kauer summarized the Staff Report that provides background and options for changing the zoning of the 5040 Central Road property from R3 to R3A. She reported that the Hornby Island Housing Society has indicated that R3A zoning as it currently exists is the zoning needed to accommodate a project they will be proposing through a future Development Permit application.

LTC members discussed process, historical context and the possible project funding deadlines that might be involved. Trustees considered that drafting amendments to the LUB to rezone the property from R3 to R3A and changing schedule B of the LUB to reflect this change to be the most efficient approach to advancing the project in a timely manner.

HO-2020-022

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to prepare draft amendments to the Hornby Island Land Use Bylaw that will:

Rezone LOT1, SECTION 11, HORNBY ISLAND, NANAIMO DISTRICT, PLAN VIP 87990 (PID 028-221-401) from Residential 3 – Community Housing (Elder Housing) (R3) to Community Housing Zone (ISLA) (R3A) and by making such alterations to Schedule “B” of Bylaw No. 150 as are required to effect this change.

And:

that Hornby Island Local Trust Committee request staff to notify the Comox Valley Regional District that the Hornby Island Local Trust Committee is considering an amendment to the Land Use Bylaw, and request feedback on the proposed amendments and their involvement in the bylaw amendment process.

CARRIED

7.1.2 Official Community Plan (OCP) Wording Regarding Hornby Island Housing Society (HIHS)

Trustee Scott noted that wording in the OCP Development Permit Area 5 contains a reference to “ownership housing” and questioned whether this might present an obstacle to advancing the HIHS project that is now proposing rental

housing and if so, might consideration be given to changing it to a different term such as “affordable” at this time.

Regional Planning Manager Kauer explained the OCP amendment process and suggested that once the HIHS Development Permit application has been received, a staff report can be provided that addresses the wording issue and options for Public Hearing for LTC consideration.

8. CORRESPONDENCE

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

8.1 Petition regarding Model Strategy for Antenna Systems

Received.

8.2 Email dated April 22, 2020 from J and C Howard regarding visitors to Hornby Island and COVID-19 concerns

Received.

8.3 Letter dated April 23, 2020 from Tony Law regarding Hornby Housing Society - Beulah Creek Community Housing

Received.

8.4 Letter dated April 23, 2020 from M’akola Development Services regarding Hornby Island Housing Society - Beulah Creek Zoning and Official Community Plan (OCP) amendment

Received.

8.5 Letter dated April 26, 2020 from M. Burrows and D. Gutstein regarding subdivision application

Received.

9. NEW BUSINESS

9.1 K’omoks First Nation

9.1.1 Information Session held January 29, 2020 on Local Government Authorities in the Estuary - verbal update

Deferred to a future meeting.

9.1.2 Upcoming Annual Meeting with Hornby and Denman Island Local Trust Committees - verbal update

Deferred to a future meeting.

9.2 Advertising Local Trust Committee meetings

Trustee Scott suggested that advertising LTC information in local publications might be the most effective approach to reaching community members as some are not on social media, and proposed that budgeting for this be considered.

HO-2020-023

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request that staff bring back a report on the cost of advertising Local Trust Committee meetings in the Hornby Weekly Tribune.

CARRIED

10. REPORTS

10.1 Trust Conservancy Report dated February, 2020

Received for information.

10.2 Applications Report dated April 23, 2020

The following updates were provided:

- Hornby Island Resort - information needed for review has been requested from the applicant and has not yet been received;
- Board of School Trustees of School District No. 71 – a Development Variance Permit is in process. The proposed gymnasium height exceeds regulations and a variance is required. It is not exempted from this requirement based on the height of the gymnasium that is being replaced after the fire;
- HO-TUP-2020.2 (Payne, Jeremy) – staff will report back to Trustees on status.

10.3 Trustee and Local Expense Report dated February, 2020

Received.

10.4 Adopted Policies and Standing Resolutions

Received.

10.5 Local Trust Committee Webpage

Trustees discussed changes to the Hornby Island webpage with the following noted:

- As the power point presentation about the Islands Trust is not available at this time, Trustees offered to identify pertinent Islands Trust links to add to the Hornby Island webpage for community information;
- Trustees indicated that they will forward Trustee Reports to Northern Office staff to add to the Local Trustee Corner.

11. WORK PROGRAM

11.1 Top Priorities Report dated April 23, 2020

Trustees acknowledged that Top Priority 1 has been amended and recognized that Top Priority 3 has been concluded and may be removed. Consideration of possible Top Priority additions was deferred to a future meeting.

HO-2020-024

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee remove Top Priority 3 “Implement the Project Charter for the education and compliance campaign” from the Top Priorities Report.

CARRIED

11.2 Projects List Report dated April 23, 2020

Received.

12. CLOSED MEETING - none

13. INFORMATION ITEMS

13.1 Email dated January 29, 2020 to Islands Trust regarding Department of Fisheries and Oceans Canada (DFO) Pacific Herring Integrated Fisheries Management Plan

2019-2020 DFO Pacific Herring Integrated Fisheries Management Plan

Received.

13.2 Response Letter dated January 28, 2020 from Minister of Fisheries and Oceans and the Canadian Coast Guard regarding Shellfish Aquaculture in Baynes Sound

Received.

13.3 Email dated January 10, 2020 from Centre for Rural Health, University of British Columbia (UBC) Family Practise regarding health care across BC: the Rural Evidence Review Project

Received.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for Friday, June 26, 2020 at 11:30 am at - Location to be determined

LTC members confirmed the next regular meeting date and time with the location to be determined.

15. ADJOURNMENT

By general consent the meeting was adjourned at 2:32 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder