



Islands Trust

Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: June 26, 2020
Location: Electronic Meeting via Zoom

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

Staff Present: Heather Kauer, Regional Planning Manager
 Jaime Dubyna, Planner 2
 Ian Cox, Planner 1
 William Shulba, Islands Trust Freshwater Specialist
 Vicky Bockman, Recorder

Others Present: Approximately thirty two (32) 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 11:37 am. She welcomed the public; introduced Trustees, staff and recorder; and acknowledged that the meeting was being held electronically in traditional territory of the Qualicum and K'omoks First Nations.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

15.6 What We Heard: Islands 2050: The Future of the Trust Area Public Engagement Fall 2019

HO-2020-025

It was MOVED and SECONDED,

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

CARRIED

3. REPORTS

3.1 Trustee Reports

Trustee Allen reported that he attended the electronic Trust Council meeting by Zoom last week.

Trustee Scott reported on the following:

- He hopes Hornby Island can host a Trust Council meeting, as originally intended for June 2020, when pandemic guidelines allow;

- Many visitors have begun to arrive on Hornby Island causing some concerns, however, the Provincial Pandemic Guidelines are being supported;
- He has asked the Director, Trust Area Services for information sessions about the Islands Trust to be held on Hornby Island.

3.2 Chair's Report

Chair Fast reported that she attended the electronic Trust Council meeting last week and noted that planning the first full electronic Trust Council meeting to include 26 Trustees on the Zoom platform was challenging but successful.

3.3 Electoral Area Director's Report - none

4. TOWN HALL

Members of the public commented with the following noted:

- Opposition was expressed to the Hornby Island Resort development proposal as it contravenes the desirable rural characteristics, is not small, low density or low impact as the bylaws require. The community should be consulted further and the Local Trust Committee (LTC) was encouraged to deny the application as it is currently presented;
- The Thatch Pub redevelopment application was supported and should be allowed to proceed. This project has been discussed by the community for 14 years and the zoning is already in place;
- On behalf of the Hornby Island Community Economic Enhancement Corporation and the Short Term Rental Association, the LTC was requested to pause proactive enforcement of non-compliant rental properties until the Official Community Plan (OCP) and Land Use Bylaw (LUB) can be reviewed in public consultation to include a discussion of a future approach;
- Management of BC Ferries Terminal Development Planning expressed concern regarding the parking configuration proposed by the Hornby Island Resort development as it does not meet LUB requirements for parking spaces, will create a safety hazard by requiring vehicles to back up on to the roadway, and will compromise BC Ferries' long term vision to create a holding lane in that area. Additionally, as the proposed development is next to an active ferry terminal where the vessel is moored overnight, a covenant was requested against resident or guest complaints regarding noise and lighting;
- Concern was expressed that the policy of proactive enforcement of non-compliant vacation home rentals is being applied to bed and breakfast operations as well;
- LUB terminology for dwellings and kitchens is too broad and needs to be defined more concisely;
- A business owner adjacent to the smoker food truck operation complained that the smoke traveling from the BBQ is unsafe and is affecting his business negatively; and concern was expressed that the proposed mitigation plan including the smokestack would not be effective in eliminating the smoke. A plan to move the smoker and resulting smoke elsewhere would be supported.
- Operation of a vacation home rental allows a long term Hornby Island resident to keep the property and provides employment opportunities;
- A community member objected that their subdivision application was unfairly denied based on the OCP and LUB 4 hectare minimum inconsistency; and that their request to speak to the LTC on today's agenda as a delegation was not allowed.

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Minutes dated May 1, 2020 - for adoption

By general consent the Local Trust Committee meeting minutes of May 1, 2020 were adopted.

6.2 Section 26 Resolutions-without-meeting Report dated June 16, 2020

Received.

6.3 Advisory Planning Commission Minutes – none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Report dated June 16, 2020

Trustees requested that Islands Trust Freshwater Specialist Shulba be invited to attend the September 11, 2020 LTC meeting to provide an update on the April 5, 2019 activity regarding the Watershed Protection and Groundwater Preservation project.

8. APPLICATIONS AND REFERRALS

8.1 HO-DVP-2019.1 (Hornby Island Resort Ltd.) - Staff Report - for decision

Planner Dubyna summarized the staff report that asks the LTC to consider the Development Variance Permit (DVP) application to permit variances to reduce the front and interior side lot line setbacks and to permit increased height for buildings and structures located within 100 metres of the natural boundary of the sea and for accessory buildings and structures.

She advised that new information has been received from BC Ferries and the Ministry of Transportation and Infrastructure that raises concerns regarding the proposed parking and commercial access; and she recommended that consideration of the DVP be deferred at this time to allow the applicant time to address these concerns.

Trustees discussed the development proposal, with the following noted:

- Water and sewage concerns have been expressed; it is the responsibility of the applicant to obtain a groundwater license;
- The development location is a known archeological site and it was questioned whether K'ómoks First Nation has been consulted;
- Current zoning of the property allows for density of 15 visitor accommodation units, pub and restaurant and one accessory dwelling unit;
- This application proposes the same height variances that the community objected to in 2012.

Chair Fast invited the applicant and project architect to speak to the application and the following was noted:

- The Archeology Branch has been contacted and a permit approved. It is the applicant's understanding that First Nations will have been made aware of the project and that a staff person will be on site during construction. The permit can be shared with Islands Trust staff if desired;

- Prior years water usage serviced 14 visitor accommodations, accessory laundromat and showers while this project proposes 15 units with no additional laundromat or showers, and low flow appliances will be installed. Water usage is expected to be less than previous years; water and septic capacity are adequate to support the plan;
- Discussions have been held with BC Ferries regarding their desire for future stacking lanes and the applicant is amenable to working with them to improve the situation;
- None of the proposed buildings will be over eight metres from natural grade;
- The requested height variances are the same as those requested in 2012, however, this design is superior and maintains the pub as a community amenity.

HO-2020-026

It was MOVED and SECONDED,

that Hornby Island Local Trust Committee defer consideration of issuance of HO-DVP-2019.1 (Hornby Island Resort Ltd.) to the September 11, 2020 Local Trust Committee meeting, that staff confirm that K'ómoks First Nation has been consulted, and that the following be addressed:

- BC Ferries concerns regarding parking; and
- Ministry of Transportation and Infrastructure safety concerns.

CARRIED**8.2 HO-DP-2019.5 (Hornby Island Resort Ltd.) - Staff Report - for decision**

Planner Dubyna advised that the staff report discusses an application to authorize the demolition of existing buildings; and construction of a new pub/restaurant with attached office and accessory residential dwelling unit, and fifteen visitor accommodation units in four accessory buildings located within the Commercial Centres Development Permit Area (DPA).

She reported staff are recommending deferral of consideration of the application to allow the applicant an opportunity to address concerns that have been raised.

Trustees' discussion included the following points:

- Determining adequacy of water is an important factor to the LTC in its consideration of this Development Permit;
- There is no requirement for an applicant to provide a hydrology report in DPA guidelines or the Development Information Bylaw; however, an applicant may be requested to provide this information.

By general consent continuation of agenda item 8.2 and the remaining agenda items will follow agenda items 9 and 10.

By general consent the meeting recessed at 1:24 pm and reconvened at 1:30 pm.

9. COMMUNITY INFORMATION MEETING

Official Community Plan (OCP) and Land Use Bylaw (LUB) Technical Amendments - Bylaw Nos. 161 and 162

<http://www.islandstrust.bc.ca/islands/local-trust-areas/hornby/bylaws/>

Chair Fast opened the Community Information Meeting at 1:31pm. There were approximately 32 public attending the electronic meeting.

Regional Planning Manager Kauer reported that the purpose of proposed Bylaw Nos. 161 and 162 is to update the current Hornby Island Official Community Plan and Land Use Bylaw to correct numerous minor typographical errors (including spelling, grammar, punctuation, and numbering), formatting inconsistencies, and outdated legislation titles and regulatory citations. She advised that there are no substantive changes involved in these amendments.

She explained that this is the opportunity for the public to ask questions and learn about the proposed bylaws and then explained the bylaw amendment process.

Chair Fast invited the public to a question and answer session about the bylaw technical amendments, and hearing no requests to speak, the Community Information Meeting was closed at 1:37 pm.

10. PUBLIC HEARING 1: 30 PM

10.1 Recess for Public Hearing

By General Consent the Local Trust Committee meeting was recessed at 1:37 pm to conduct a Public Hearing.

10.2 Recall to Order

By General Consent the Local Trust Committee meeting reconvened at 1:45 pm.

8.2 HO-DP-2019.5 (Hornby Island Resort Ltd.) - Staff Report – Continued

Trustees continued discussion of possible approaches to obtain information on adequacy of water for the project.

HO-2020-027

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee defer consideration of HO-DP-2019.5 (Hornby Island Resort Ltd.) to the September 11, 2020 Local Trust Committee meeting and that the applicant be requested to submit to the Islands Trust a water plan including a water licence application number by a professional engineer or a professional geoscientist.

CARRIED

8.3 HO-TUP-2020.2 (Geselbracht & Walker (Payne)) - Staff Report for decision

Trustee Allen declared a potential conflict of interest as he is employed at a business located near the site of the application, and left the meeting at 1:53 pm.

Planner Dubyna summarized the staff report that asks the LTC to consider issuance of a Temporary Use Permit (TUP) for the operation of a food truck with conditions for the applicant to obtain of a Siting and Use Permit, screening of the shipping container, and submission of authorization from Island Health for the Operation of a Food Premises.

She advised that substantial correspondence has been received regarding the application, both for and against, and conditions have been included to designate hours of operation and to require mitigation measures to reduce smoke and/or odour. She

advised that the applicant has provided a smoke mitigation plan that includes installing a 36' high chimney with a forced air outtake fan.

Trustees' discussion included the following points:

- The community generally supports the food truck and location, however, there are health concerns regarding the smoke;
- The effectiveness of the proposed smokestack to reduce smoke to an acceptable level was difficult to evaluate. Questions arose regarding wind direction, possible touchdown impacts elsewhere, and windless days;
- Have other mitigation measures been considered should the proposed measures be inadequate?

Chair Fast invited the applicant to speak and the following was noted:

- Jeremy Payne advised that an engineer has provided a plan that includes modeling wind flow, plumes, and touchdown for the smokestack that indicates diluted smoke would touch down several hundred feet beyond neighbours. Other mitigating measures would be used to reduce smoke from the initial start-up;
- Moving the smoker off the property would negatively impact his business;
- In the general area of the proposed food truck operation there are businesses that include campsites producing campfire smoke and a gas bar;
- An option was suggested that the business might be allowed to operate for some period of time in order to determine if additional mitigating steps are necessary.

HO-2020-028

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee approve issuance of Temporary Use Permit HO-TUP-2020.2 for the operation of a food truck for a period of one (1) year from the date of issuance, provided the following conditions are met:

- a) A Siting and Use Permit is obtained for the shipping container and roofed structure;
- b) Screening of the shipping container has been constructed or planted in accordance with Section 3.10(1) of the Hornby Island Land Use Bylaw No. 150;
- c) The applicant submit a copy of a permit or other authorization from Island Health for the Operation of a Food Premises.

CARRIED

By general consent the meeting recessed at 2:24 pm and reconvened at 2:45 pm.

Trustee Allen returned to the meeting at 2:45 pm.

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

Regional Planning Manager Kauer presented an overview of the staff report that provides draft OCP and LUB amending bylaws to accommodate a two lot subdivision at 5020 Fowler Road and asks the LTC to consider referral of the bylaws, the drafting of a restrictive covenant and entering into a cost recovery agreement for the legal drafting/review of the covenant. She advised that in the absence of site specific environmental reports staff is recommending the restrictive covenant for protection of the wetlands depicted on the property on Schedule D1 of the OCP to reasonably ensure

that future development on the property would be consistent with the Islands Trust Policy Statement.

A Trustee questioned the presence of a wetland on the property and necessity of a covenant, suggesting that a site visit with a professional might be conducted to further assess the sensitivity of the environment on the property.

Chair Fast invited the applicant to speak and the following was noted:

- David Wiseman questioned the map's wetland designation, observing that the property is on flat ground with no streams, ponds, or lakes and the ground does get damp, however, is completely dry in the summer;
- He requested that staff conduct a site visit to investigate further;
- Requiring him to provide a hydrological report would be time consuming and expensive; this subdivision application has been ongoing for three years.

Further discussion included the following points:

- Islands Trust Freshwater Specialist Shulba advised of his qualifications and offered to conduct a site visit if requested;
- Streamlining the referrals in the interest of time by limiting to only those that are required for this two lot subdivision was considered.

HO-2020-029

It was MOVED and SECONDED,

that Hornby Island Local Trust Committee Bylaw No. 164 cited as "Hornby Island Official Community Plan, 2014, Amendment No. 1, 2020", be read a first time.

CARRIED

HO-2020-030

It was MOVED and SECONDED,

that Hornby Island Local Trust Committee Bylaw No. 165 cited as "Hornby Island Land Use Bylaw, 2014, Amendment No. 2, 2020", be read a first time.

CARRIED

HO-2020-031

It was MOVED and SECONDED,

that Proposed Bylaw Nos. 164 and 165 be referred to the following Local Governments and agencies for comment:

- Comox Valley Regional District
- Islands Trust Freshwater Specialist
- School District 71

CARRIED

HO-2020-032

It was MOVED and SECONDED,

that the Islands Trust Freshwater Specialist and a Local Trustee be requested to conduct a site visit to assess the potential impact of the HO-RZ-2018.1 (Wiseman) rezoning on the ecosystems.

CARRIED

8.5 Denman Island Local Trust Committee Referral - Request for Response regarding Bylaw Nos. 233 and 234 - for decision

HO-2020-033

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee respond to the Denman Island Local Trust Area Bylaw Nos. 233 and 234 referral request dated January 30, 2020: "Interests Unaffected by Bylaw".

CARRIED

11. APPLICATIONS AND BYLAWS

11.1 HO-ALR-2020.1 (Savoie) - Staff Report - for decision

Planner Cox presented the staff report that asks the LTC to consider forwarding this "non-adhering residential use" application to the Agricultural Land Commission for consideration and decision. He reported that the application to construct a second residential dwelling on Agricultural Land Reserve is consistent with the objectives and policies of the OCP and is supported by zoning regulations in the LUB.

HO-2020-034

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to forward HO-ALR-2020.1 to the Agricultural Land Commission with the following comment:

"The Hornby Island Local Trust Committee finds HO-ALR-2020.1 to be consistent with the objectives and policies of the Hornby Island Official Community Plan, the Hornby Island Land Use Bylaw regulations, and appears to meet the criteria necessary to warrant consideration of a non-adhering residential use by the Commission."

CARRIED

11.2 HO-DVP-2020.1 (Olfert) - Staff Report - for decision

Planner Cox outlined the staff report, reporting that the applicant wishes to construct a dwelling exceeding the maximum height regulations within 100 metres of the natural boundary of the sea and therefore requiring a DVP application. He presented photographs provided by the applicant and noted that there has been no public comment as a result of the public notification process. He advised that staff have not found there to be sufficient justification for the variance nor is the variance considered by staff to be minor in nature.

Chair Fast invited the applicant to speak and the following was noted:

- Mark Olfert advised that the original cabin in that location had completely occluded the view;
- This proposal minimizes the footprint of the cabin and attempts to preserve views where it can;
- Neighbours on each side have been consulted and have no objections;
- The only alternative would be a larger single story dwelling that would extend further and negatively impact the view from the road.

In response to a Trustee's inquiry, Planner Cox confirmed that the Public Notice was mailed to the addresses in the proximity of the subject property.

HO-2020-035

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee not issue Development Variance Permit HO-DVP-2020.1.

In speaking to the motion, Trustees considered that a design change to bring the proposed dwelling into compliance would not be a hardship for the applicant and recognized the importance of upholding bylaw regulations.

CARRIED

11.3 Proposed (OCP) Bylaw No. 161 - for decision

For consideration of second and third readings, forwarding to the Executive Committee for Approval and forwarding to the Minister of Municipal Affairs and Housing for Approval.

Chair Fast explained that proposed Bylaw Nos. 161 and 162 were the subject of the CIM and Public Hearing earlier in the agenda.

HO-2020-036

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee consider second and third readings of proposed Bylaw No. 161 and forward to the Executive Committee for approval and forward to the Minister of Municipal Affairs and Housing for approval.

CARRIED

Staff advised that this resolution as worded requires correction to expand the text.

HO-2020-037

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee rescind resolution HO-2020-036.

CARRIED

HO-2020-038

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 161 cited as "Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019", be read a second time.

CARRIED

HO-2020-039

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee Bylaw No. 161 cited as "Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019", be read a third time.

CARRIED

HO-2020-040**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 161 cited as “Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED**HO-2020-041****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee forward Bylaw No. 161 cited as “Hornby Island Official Community Plan Bylaw, 2014, Amendment No. 1, 2019” to the Minister of Municipal Affairs and Housing for approval.

CARRIED**11.4 Proposed (LUB) Bylaw No. 162 - for decision**

For consideration of second and third readings and forwarding to the Executive Committee for Approval.

HO-2020-042**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee consider second and third readings of proposed Bylaw No. 162 and forward to the Executive Committee for approval.

CARRIED

Staff advised that this resolution as worded requires correction to expand the text.

HO-2020-043**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee rescind resolution HO-2020-042.

CARRIED**HO-2020-044****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 162 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2019”, be read a second time.

CARRIED**HO-2020-045****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 162 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2019”, be read a third time.

CARRIED**HO-2020-046****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 162 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2019”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED**11.5 HO-DVP-2020.2 (School District No. 71) - for decision**

Regional Planning Manager Kauer reported that the LTC is asked to consider the applicant's request to waive the LUB requirement to provide a survey certificate signed by a B.C. Land Surveyor for the applications relating to the replacement of the Hornby Island Community School. She noted that staff would find the survey to be useful in evaluation of this project and recommended the requirement not be waived.

Trustees debated the request to waive the signed survey certificate. Some Trustees noted that the footprint of the new construction is unchanged from the original and that this requirement would cause unnecessary delay; the Chair observed that surveys can provide valuable information.

HO-2020-047

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee waive requirement for a current plan signed by a B.C. Land Surveyor.

CARRIED

Chair Fast Opposed

Chair Fast invited the project architect, Bradley Shuya, to speak to the issue with the following noted:

- He clarified that the building has been designed with a survey, however, due to the COVID-19 safety protocol measures it has not been registered as a signature was not able to be obtained;
- A second surveyor did review the survey to ensure that it is compliant;
- Waiving this requirement will allow the project to continue. The survey can be registered at a later date, and can be sent to Islands Trust staff at that time.

HO-2020-048

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request the applicant to provide a signed Certified Survey when available.

CARRIED

12. LOCAL TRUST COMMITTEE PROJECTS

12.1 R3A Zoning Amendment - Staff Report - for decision

Planning Manager Kauer presented the staff report that asks the LTC to consider giving readings to the proposed amendment to rezone the subject property from Residential 3 – Community Housing (Elder Housing) (R3) to Community Housing Zone (ISLA) (R3A) for an affordable housing project. She advised that the proposed bylaw amendment is consistent with the OCP and that the LTC may choose to undertake a public notification process to waive a Public Hearing.

A Trustee considered that sending the referral to First Nations may not be necessary in this case as the proposed amendment is limited to a change in the map designation and response time might delay the project.

HO-2020-049**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 163 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2020” be read a first time.

CARRIED**HO-2020-050****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee Bylaw No. 163 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2020” be read a second time.

CARRIED**HO-2020-051****It was MOVED and SECONDED,**

that Proposed Bylaw No. 163 be referred to the following Local Governments and agencies for comment:

- a) Comox Valley Regional District
- b) School District 71.

CARRIED**Chair Fast Opposed****HO-2020-052****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee waive the requirement for a public hearing on Bylaw No. 163, cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2020” as the Bylaw is consistent with the Hornby Island Official Community Plan No. 149, 2014, and request staff to proceed with public notification as per Section 467 of the *Local Government Act*.

CARRIED**HO-2020-053****It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee has reviewed the Islands Trust Policy Statement Directives Only Checklist and determined that Bylaw No. 163 cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 1, 2020” is not contrary to or at variance with the Islands Trust Policy Statement.

CARRIED**12.2 Top Priorities - Staff Report - for decision**

Trustees considered options for projects to be added as Top Priorities with the following noted:

- It was recognized that the Advisory Planning Commission (APC) is unable to meet to consider referrals due to COVID-19 restrictions;
- Deferring a decision to allow additional time to review options was suggested.

HO-2020-054**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee defer prioritizing Top Priority projects to the September 11, 2020 Local Trust Committee meeting.

CARRIED

13. CORRESPONDENCE

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

13.1 Letter dated June 22, 2020 from Hornby Island Community Economic Enhancement Corporation regarding Bylaw Enforcement

Trustees discussed continuation of the proactive enforcement of vacation home rentals, as outlined in the standing resolution, and supported the current approach that is focusing on warning letters and education.

14. NEW BUSINESS**14.1 Islands Trust Signage at Gravelly Bay - for discussion**

Trustees deferred to the September 11, 2020 LTC meeting discussion of replacing the Islands Trust signage at Gravelly Bay that was removed during construction of the new BC Ferries terminal.

14.2 Standing Resolution regarding Restaurant Expansion during COVID Emergency Response - Staff Report**HO-2020-055**

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee adopt the following standing resolution:

That the Hornby Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Hornby Island Local Trust Area.

CARRIED

14.3 Advisory Planning Commission Appointments – for decision

Regional Planning Manager Kauer advised that official appointment of existing APC members for a two-year term is required.

HO-2020-056

It was MOVED and SECONDED,

that the following persons be reappointed to the Hornby Island Advisory Planning Commission for a term to begin June 26, 2020 and to expire June 26, 2022: Christine Amabilino Hunt, Vicki Bale, Joanne Ovitsland, Daniel Siegel, Rob McCreary and Wendy Burton.

CARRIED

By general consent the meeting recessed at 4:50 pm and reconvened at 4:56 pm.

Planning Manager Kauer reported that there is a vacant position on the APC and that interest has been expressed. She summarized the process that is required for discussion of this matter.

HO-2020-057

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee wishes to hold an *In Camera* electronic meeting in accordance with the *Community Charter*, Part 4, Division 3, s.90(1)(a) for the purpose of considering appointment of Advisory Planning Commission members and that the recorder and staff attend the meeting.

CARRIED

By general consent item 14.4 Trust Area Services Presentation was added to the agenda.

14.4 Trust Area Services Presentation – for discussion**HO-2020-058**

It was MOVED and SECONDED,

that Trust Area Services staff be requested to prepare a power point presentation on how the Islands Trust works for public awareness building on Hornby Island.

CARRIED

15. REPORTS**15.1 Trust Conservancy Report dated May 26, 2020**

Chair Fast provided a summary of the Islands Trust Conservancy Report. Trustees requested that staff print and mail to Trustees a paper copy of the Contiguous Forest Map.

15.2 Applications Report dated June 16, 2020

Received.

15.3 Trustee and Local Expense Report dated May, 2020

Received.

15.4 Adopted Policies and Standing Resolutions

Received.

15.5 Local Trust Committee Webpage

There were no changes or additions requested.

15.6 What We heard: Islands 2050: The Future of the Trust Area Public Engagement Fall 2019

Received.

16. WORK PROGRAM**16.1 Top Priorities Report dated June 16, 2020**

This was discussed at agenda item 12.2 and the staff report addressing possible options was requested to be brought forward to the September 11, 2020 LTC meeting for consideration.

16.2 Projects List Report dated June 16, 2020

Received.

17. CLOSED MEETING - none

18. INFORMATION ITEMS

18.1 March 2020 Pinna Sustainability Report regarding Climate Projections for Islands Trust Area

http://www.islandstrustconservancy.ca/media/84991/itc_climateprojectionsreport_final.pdf

Received.

19. UPCOMING MEETINGS

19.1 Next Regular Meeting Scheduled for Friday, September 11, 2020 at 11:30 AM - location to be determined

An electronic *In Camera* meeting for the purpose of considering appointment of Advisory Planning Commission members with date and time to be determined.

HO-2020-059

It was MOVED and SECONDED,

that the next regular Hornby Island Local Trust Committee meeting be held on September 11, 2020 with a start time of 10:00 am if it is an electronic meeting.

CARRIED

20. ADJOURNMENT

By general consent the meeting was adjourned at 5:19 pm.

Sue Ellen Fast, Chair

Certified Correct:

Vicky Bockman, Recorder