



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: May 21, 2021
Location: Electronic Meeting

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

Staff Present: Heather Kauer, Regional Planning Manager
 William Shulba, Senior Freshwater Specialist
 Teresa Mahikwa, Island Planner
 Wil Cottingham, Administrative Assistant
 Katherine Vogt, Recorder

Others Present: Approximately six (6) members of the public.

1. CALL TO ORDER

Chair Fast called the meeting to order at 10:00 am. She welcomed the public, introduced Trustees, staff and recorder; and acknowledged that the meeting was being held electronically in territory of the K'omoks and Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Under item 9.1, to be added for discussion, recent correspondence received by Trustee Allen from Wiseman, regarding the Official Community Plan (OCP) Bylaw No. 166.
- Under Item 9.2, to be added as an addendum, the staff report on the Hornby Drinking Water and Watershed Protection Project, which was to be distributed at the present meeting, will instead be referred to as a report on the Islands Trust website that anyone can access.
- Under item 9.3, housekeeping Bylaw Nos. 161 and No. 162, to be presented to trustees for adoption
- Under item 11.2, add for discussion, Temporary Use Permits (TUPs) for seasonal workers for this upcoming summer.

By general consent the agenda was adopted as amended.

3. REPORTS

3.1 Trustee Reports

Trustee Scott reported on the following:

- The owner of the Thatch continues to maintain a shutdown of operations at the Thatch development site. A representative from the Ministry of Forests, Lands,

Natural Resource Operations and Rural Development (FLNRO) met with K'ómoks First Nation Chief Nicole Rempel recently at the Thatch development site to review the site. There has been no other new information brought forward.

- The Hornby Island Advisory Planning Commission (HOAPC) will soon be examining the ongoing issues around Short Term Vacation Rentals (STVRs).
- The lack of permanent housing on Hornby Island, especially for working younger people, continues to be a serious problem.
- HOAPC Members and HOAPC Chair Wendy Burton were thanked for doing an excellent job on their last referral. HOAPC member Daniel Siegel has recently assumed the role of President of the Hornby Island Residents and Ratepayers Association (HIRRA).
- Islands Trust staff were thanked for their recent efforts.

Trustee Allen reported on the following:

- Numerous conversations with people in the community regarding ideas for housing options, STVR infractions, renting during the Covid pandemic, and visitors to Hornby Island during the Covid pandemic.
- Concerns that the new Islands Trust website was cumbersome and non-intuitive to himself and many others he had spoken to.
 - Chair Fast noted that the new website had been up for a few weeks and that anyone can send feedback to webcomments@islandstrust.bc.ca.

3.2 Chair's Report

Chair Fast reported on her participation in the following meetings:

- Weekly Executive Committee meetings to prepare the agenda for the upcoming Trust Council meetings of June 8, 9, and 10, 2021.
- A recent Regional Planning Committee meeting allowed a look at the Islands Trust Freshwater Sustainability Strategy.
- Bowen Island Municipality Council Meetings.
- An upcoming Islands Trust Conservancy meeting.
- An upcoming meeting of the Association of Vancouver Island and Coastal Communities meeting.

Chair Fast noted that a recent higher than normal volume of development applications over the entirety of the Islands Trust area, was lengthening the planning approval process and may be partly to do with the Covid pandemic. As well, Islands Trust Conservancy proposals for covenants and donations had increased.

3.3 Electoral Area Director's Report - none

4. TOWN HALL

Members of the public commented with the following noted:

- Darren Bond, Chair of the Hornby Island Community Economic Enhancement Community (HICEEC), in collaboration with Hornby Water Stewardship, reported on a pilot project to install roadside signage to signal drought levels for public awareness. The Fire chief had approved such drought signage along the same stretch of property that the fire hazard signage was displayed. Future possibilities are for a roadside drought signage standard

across the Gulf Islands based on the provincial government drought information portal for these areas.

- Chair Fast noted that Bowen Island has an online version of a drought monitor under 'Alerts.'
- Trustees Scott and Allen were supportive of this project.

5. DELEGATIONS - none

6. MINUTES

6.1 Local Trust Committee Minutes dated March 26, 2021 - for adoption

HO-2021-035

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee adopt the minutes of March 26, 2021.

CARRIED

6.2 Section 26 Resolutions-without-meeting Report dated May 7, 2021

Received

6.3 Advisory Planning Commission Minutes dated March 10, 2021 - for receipt

Received

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Report dated May 12, 2021

A Trustee requested that planning staff provide somewhat more contextual information to the motions and other items listed in the Follow Up Action List Report.

7.2 Letter dated March 31, 2021 - Local Trust Committee Letter of Support for Connected Coast

Chair Fast, author of the letter, introduced the letter to Trustees for discussion.

7.3 Letter dated May 5, 2021 to the Local Trust Committee from Susan Stanford, Assistant Deputy Minister for the Connectivity Division in the Ministry of Citizens' Services regarding the Connected Coast Network

A Trustee observed from this response letter that the Local Trust Committee (LTC) was still waiting for a statement from Northern Development Initiative Trust (NDIT) regarding their approval of the CityWest funding application to support last mile internet connectivity to Hornby and Denman Islands.

Chair Fast noted that she had sent an email to Trustees containing a map of Denman and Hornby internet speeds, as part of a larger Canadian map, and linked to a Union of BC Municipalities website, which allows users to directly gauge their internet speeds, to compare their actual speeds to what the Federal map speeds convey. Internet speeds have become a factor in Federal grant funding initiatives where funding has been sometimes denied to communities that are incorrectly deemed to already have sufficient internet speeds.

8. APPLICATIONS AND REFERRALS – none**9. LOCAL TRUST COMMITTEE PROJECTS****9.1 Minimum Average Lot Area Amendments Project (MALA) - verbal update**

Planner Mahikwa provided an update on the amendment Bylaw Nos. 166 and 167 since their first reading on March 26, 2021, with the following information:

- We received no responses from any agencies (deadline was May 19), and to date have had responses from three First Nations (Wei Wai Kum, We Wai Kai, and Cowichan Tribes) responded with “no comment”. The other ten First Nations have until June 25, 2021 to respond.
- Consideration of second reading of the bylaws is set for the July 16, 2021 LTC meeting when staff will provide a final report.
- For Bylaw No. 167, a Land Use Bylaw (LUB) amendment, the Public Hearing requirements will have been waived, so the LTC can consider second and third readings and referral to the Executive Committee at its July meeting.
- For Bylaw No. 166, an OCP amendment, a Community Information Meeting and a Public Hearing can be held after the July LTC meeting. Consideration of 2nd and 3rd reading. Potentially refer to EC and Ministry of Municipal Affairs and Housing as well.

Trustee Allen spoke regarding an email he had received on May 20, 2021 from Kaeley Wiseman, Principal of Wiser Projects, which was too late to appear on today’s agenda. He suggested that the minimum average lot area ideas proposed by Wiser should be discussed before second reading of Bylaw No. 166.

- Regional Planning Manager Kauer observed that the minimum average lot area ideas proposed by Wiser would involve very substantial changes to the OCP and LUB because they would allow for residential lots smaller than 1 hectare.

HO-2021-036**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee request staff to report on the Wiser letter of May 19, 2021, regarding its proposals for Minimum Average Lot Area amendments, and how these proposals relate to the Official Community Plan Bylaw No. 166, for consideration at the July 16, 2021 Hornby Island Local Trust Committee meeting.

CARRIED**9.2 Hornby Drinking Water and Watershed Protection Project - Staff Report - to be distributed**

Chair Fast noted that the report would not be distributed but was contained on the Islands Trust website in the Addendum to the meeting Agenda.

William Shulba, Senior Freshwater Specialist, introduced the Hornby Drinking Water and Watershed Protection Project Report, which falls under the Islands Trust Freshwater Sustainability Strategy, and noted the following:

- Islands Trust received a \$200,000 grant from Healthy Watersheds Initiative as part of a \$27,000,000 NDP campaign promise to facilitate community-driven work to protect watersheds.
- Most of these funds will go towards the Islands Trust Freshwater Sustainability Strategy.
- As part of that strategy, Hornby Water Stewardship, managed by Heron Rocks Friendship Center Society, was one of a handful of projects selected in the Trust area, with \$25,000 dedicated.
- The focus of the Hornby Watershed Stewardship project is on-island water testing services for coliforms and e-coli. They operate out of the Hornby Spark in the old firehall.
- Funding will help pay for testing kits, instrumentation for water quality, other equipment, and an employment position. Some funds will also go towards GIS and watershed resiliency mapping.
- Island Health has found bacteria on Hornby beaches from stream and ditch run off.
- The new project will expand testing to include water from ditches and streams to identify the origins and extent of well water contaminating bacteria.

Trustee Allen requested information on jurisdictional limitations.

Specialist Shulba responded that:

- Private domestic water wells are in a jurisdictional grey zone between the *Water Sustainability Act*, which focuses more on larger scale private wells for multiple users and agriculture;
- The *Drinking Water Protection Regulation Act*, which has very little direct regulation of domestic wells; and
- The Comox Valley Regional District, which has no program for domestic wells. However, within the *Water Sustainability Act*, the section 'Water Objectives,' is being updated to better address specific watersheds and aquifers.

9.3 Bylaw Nos. 161 and 162 - for adoption

Regional Planning Manager Kauer noted that these were final housekeeping motions for the bylaws that had been through all stages of the bylaw process and were ready to be added to the official OCP and LUB.

HO-2021-037

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 adopted.

CARRIED

HO-2021-038

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 adopted.

CARRIED

10. CORRESPONDENCE

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

10.1 Email dated May 3, 2020 from T. Law regarding streamlined Temporary Use Permits for Housing

In his letter, Tony Law provides a link to a webpage article on the District of Ucluelet website describing a worker housing pilot project utilizing the fast-tracking of TUPS to allow RVs.

A Trustee noted that this webpage article had been sent to him by many other residents.

10.2 Email dated March 19, 2021 from P. Stockdill, The Council of BC Yacht Clubs regarding Expansion of Shellfish Aquaculture Tenure, Henry Bay, Baynes Sound

Received

10.3 Email dated April 30, 2021 from P. Stockdill, The Council of BC Yacht Clubs regarding flip pouches in Baynes Sound

HO-2021-040

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request the Chair to draft a letter of support from the Hornby Island Local Trust Committee to the Denman Island Local Trust Committee for taking the Stockdill email of March 19, 2021 and the Stockdill email of April 30, 2021, regarding plastic debris issues, to the Baynes Sound Forum for consideration.

CARRIED

11. NEW BUSINESS

11.1 Annual Report - Staff Report

Planner Kauer sought endorsement from the LTC for a statement that summarizes the year's activities of the LTC for the permanent record of the Trust Council.

Trustee Scott suggested the inclusion of a statement to indicate that application volumes have increased.

HO-2021-041

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee endorse the following text for inclusion in the 2020-2021 Annual report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs and Housing as amended with the addition of one sentence that states that application volumes have increased:

"The Hornby Island Local Trust Committee (HO LTC) held nine meetings in the 2020/21 fiscal year. There were six regular business meetings and three public hearings.

Work for this period focused on technical amendments to the official community plan (OCP), fees related to the bylaw enforcement notification bylaw, and amending the zoning of a property where affordable housing is planned. The HO LTC also initiated a project to amend the OCP and land use bylaws to address inconsistencies related to minimum average lot area provisions.

The HO LTC considered numerous reports in conjunction with one major rezoning application on the island. The committee also reviewed two development permits and one temporary use permit.

Staff reviewed two subdivisions, twenty-two siting and use permits, and seven crown land referrals related to proposed development in the Hornby Island Local Trust Area.

Another initiative of the HO LTC has been relationship building with the K'omoks First Nation."

CARRIED

11.2 Temporary Use Permits for seasonal workers for this summer

Trustee Allen noted that there was a general lack of housing for seasonal workers on Hornby Island and that partly because of the Covid pandemic, nomadic living was proliferating. Perhaps a Temporary Use Permit (TUP) could be made less expensive for this summer through a fast-tracked process.

Trustee Scott noted that the cost and temporary nature of the TUP permits were an impediment to investment. The issue could be referred to the APC in July after a staff report.

Chair Fast noted that infrequent Local Trust Committee meetings, in comparison to Municipal meetings which could meet weekly, precluded fast-tracking.

HO-2021-039

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request that staff analyze the issues around temporary seasonal housing for workers on Hornby Island and provide a report for the next Local Trust Committee meeting on July 16, 2021 meeting.

CARRIED

12. REPORTS

12.1 Trust Conservancy Report – none

By General Consent the meeting recessed at 11:35 am and reconvened at 11:41 am.

12.2 Applications Report dated May 12, 2021

Regional Planning Manager Kauer clarified that Siting and Use Permits (SUPs) are separate from Temporary use permits (TUPs). A SUP generally applies to the placement of a structure and the issuance of a SUP does not automatically mean that conditions have been met for a TUP.

HO-2021-042**It was MOVED and SECONDED,**

that the Hornby Island Local Trust Committee request that staff communicate with the applicant Jeremy Payne to allow that he be fully aware of the terms of his Temporary Use Permit.

CARRIED

Regional Planning Manager Kauer noted that site visits from planning staff have been suspended under emergency orders during the Covid pandemic.

Trustee Allen noted that he had recently communicated with the individual who had provided him with 175 pages of background information for Bradsdadsland and that he would be forwarding this to planning staff.

12.3 Trustee and Local Expense Report dated February, 2021

Received

12.4 Adopted Policies and Standing Resolutions

Trustee Allen noted a date error in the following statement at the top of the page at Number 3 that should be corrected to read October 31, 2021.

“unless the Hornby Island Local Trust Committee extends the effective period, this enforcement policy expires on October 31, 2020 or when the housing needs project is complete, whichever is the sooner.”

12.5 Local Trust Committee Webpage

Trustees found complications in navigating the new website.

Chair Fast noted that comments could be made and sent to webcomments@islandstrust.c.ca so input could be collected to improve the website.

13. WORK PROGRAM**13.1 Top Priorities Report dated May 12, 2021**

Received

13.2 Projects List Report dated May 12, 2021

Received

14. INFORMATION ITEMS**14.1 Islands Trust Conservancy Newsletter - The Heron - Spring 2021**

Chair Fast spoke regarding the newsletter coming out in a new format and more frequently. The Trustees wished to thank the publicists for a job well done and the very nice new presentation of the newsletter.

14.2 News Release - June 2021 Islands Trust Council Meeting Program Announced

14.3 News Release - A Surge in Development Applications slows processing time at Islands Trust

15. CLOSED MEETING - none

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Friday, July 16, 2021 at 10:00 am - Location to be determined

17. ADJOURNMENT

By general consent the meeting was adjourned at 12:05 pm.

Sue Ellen Fast, Chair

Certified Correct:

Katherine Vogt, Recorder