



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: December 10, 2021
Location: Room to Grow
 2100 Sollans Road, Hornby Island, BC

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

Staff Present: Heather Kauer, Regional Planning Manager
 Katherine Vogt, Recorder by Speakerphone

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 10:32 am. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations. She introduced Trustees and staff.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Add item 12.5: Hornby Venues and Connectivity.

By general consent the agenda was adopted as amended.

Recorder Katherine Vogt left the meeting at 10:44 am, with permission from Chair Fast, due to technical problems.

3. RISE AND REPORT - IN CAMERA MEETING OCTOBER 8, 2021

Chair Fast reported that at the last in camera meeting of October 8, 2021, Trustees adopted the Minutes of previous *In-Camera* meetings.

4. REPORTS

4.1 Trustee Reports

Trustee Scott provided a summary of activities and meetings attended:

- A recent Trust Council meeting and discussion with Salt Spring Island Trustee Laura Patrick regarding housing shortages affecting hospital workers.
- Trustee Scott will be on the Islands Trust Policy Statement review committee.

- The Thatch development has contended with the discovery of deeper layers of Indigenous material, sensitive Provincial Government and First Nations' negotiations, and delayed communications to local Hornby Trustees. The order of building development at the Thatch has been rearranged so that the Townhome portion of the development is being built first, though it was supposed to have been built last. Going forward, Senior Intergovernmental Policy Advisor Lisa Wilcox will be reporting as much as possible to local Trustees, so that local Trustees can report back to residents.
- A recent meeting with Clare Frater, Director of Trust Area Services, regarding First Nations and Islands Trust communications.

Trustee Allen provided a summary of activities and meetings attended:

- A recent Trust Council meeting.
- The upcoming Hornby Island official Community Plan review will begin in April 2022, will last about a year, and will allow for plenty of public consultation.
- The Draft Islands Trust Policy Statement is undergoing further review, with the hiring of a consultant and public notices going out in January. Hornby resident input is encouraged.
- A region-wide local government community forum electronic meeting which included the Mayor of Sayward.
- Hornby island Residents' and Ratepayers' Association electronic meetings.

4.2 Chair's Report

Chair Fast provided a summary of activities and meetings attended:

- A recent Executive Committee meeting which was a very efficient first full hybrid meeting of in person and electronic participants.
- Public demands for Zoom meeting participation options.
- The Islands Trust draft budget will be coming back for review in March 2022 and Hornby resident input is encouraged.
- An upcoming Bowen Island Municipal Council meeting.

4.3 Electoral Area Director's Report

None.

5. TOWN HALL

Members of the public commented and the following was noted:

- Regarding the Islands Trust Draft Policy Statement, Chair of the Hornby Island Advisory Planning Commission (APC) Wendy Burton, shared that a campaign of disinformation on local Facebook and Twitter forums was disturbing.
- Regarding the Islands Trust Draft Policy Statement, the long-term resident is concerned that Agenda-21 global initiatives were steadily encroaching and influencing the Islands Trust and local communities negatively.
 - Chair Fast advised that the public could email responses to the Islands Trust Draft Policy Statement to Islands 2050 on the Islands Trust website at islandstrust.bc.ca.
 - Trustee Scott requested a copy of the Agenda-21 document.
- Regarding the application HO-SUB-2021.1 (Paterson/Wetzel) for a 10% Lot Frontage Waiver Request; the neighboring resident supports the 10% waiver; but is concerned about the

proposed driveway access and wants planning staff to consider a safer, more manageable, Anderson Road access.

- Chair Fast invited the applicant to email this information to northinfo@islandstrust.bc.ca where it would be directed to the appropriate planner.

6. DELEGATIONS

6.1 Advisory Planning Commission - Wendy Burton, Chair - Official Community Plan (OCP) Language Change Recommendations

APC Chair Wendy Burton noted the following:

It was unfortunate and the fault of no one that the OCP document given in the agenda package obscured the language changes made as highlighted in the original Word document.

- The APC considered that their recommendations were mainly more inclusive, rather than substantial, and that previous OCPs had contained no language that recognized that First Nations had occupied Hornby Island for thousands of years consistently and permanently.
- Under item 1.4 Historical Perspectives, first paragraph, the APC has recommended a substantial change to the existing OCP language which is to replace the following paragraph:

Someone has said "a people without a history can have no vision." The people of Hornby Island are standing on history. It is to be found in the remnants of snake fences, and in the derelict orchards, in the blackened shell-flecked soil around the shores, and in the Indigenous trees and shrubs from which the first people took their sustenance.

With the following paragraph:

Perhaps the phrase "a people without a history can have no vision for the future," was an attitude of European settlers in the 1600s on Hornby Island and elsewhere around the Salish Sea. That recent history on Hornby is in the remnants of snake fences and derelict orchards of settlers. However, the present population is standing on a much longer history found in the blackened shell-flecked soil in shoreline middens, in upland pits for preparation of food or shelter, further inland trees modified for cedar bark for clothing, baskets and nets, and in the oral history of plants and shrubs from which the first people take their sustenance. That long oral history covers thousands of years of the use and occupation of Hornby Island before contact.

- Although it is the Kòmoks and Pentlatch people that consider Hornby Island as their traditional permanently occupied territory, there are 5 other First Nations that travelled through the area.
- The APC appreciates being given the opportunity to recommend these OCP language changes and has now moved on to housing and short- term vacation rentals issues with recommendations to be finalized in March 2022.

Chair Fast and Trustees thanked APC Chair Burton and members of the APC for their work on the First Nations OCP Language referral.

6.2 Hornby Island Residents' and Ratepayers' Association (HIRRA) Regarding Establishment of a Hornby Community Heritage Register

6.2.1 Letter dated November 23, 2021 from Hornby Island Residents' and Ratepayers' Association

Margaret Birch spoke to Trustees on behalf of the Community Hall Committee initiative to establish a Hornby Island Community Heritage Register modeled on the one recently completed on Denman Island. The Register would formalize an official list of historic places which have heritage value or heritage character and would allow for heritage funding opportunities.

Trustees deferred consideration to 14.2 Projects List.

7. MINUTES

7.1 Local Trust Committee Minutes dated October 8, 2021 - for adoption

The following amendments to the minutes were presented for consideration:

- Page 4, Bullet point 5, lines 3 and 5, correct Hornby Island Ratepayers Association (HIRA) with Hornby Island Residents' and Ratepayers' Association (HIRRA)

By general consent the minutes of October 8, 2021 were adopted as amended.

7.2 Local Trust Committee Public Hearing Record dated October 8, 2021 - for receipt

Received.

7.3 Section 26 Resolutions-without-meeting Report dated November 26, 2021

Received.

7.4 Advisory Planning Commission Minutes dated September 24, 2021 - for receipt

Received.

7.5 Advisory Planning Commission Minutes dated October 29, 2021 - for receipt

Received.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List Report dated December 1, 2021

Trustee Allen requested further information from Regional Planning Manager Kauer on the status of the revised Watershed Protection and Groundwater Project Charter for next meeting.

Regarding Temporary Use Permits (TUP) for seasonal worker accommodation, Regional Planning Manager Kauer noted that this type of TUP would only be for temporary

accommodations in areas not zoned to allow for it. Advertising for the availability of these TUPs would need to begin soon to allow for accommodations in April 2022.

Trustee Allen expressed his understanding that these TUPs were for moveable accommodations (tents and recreational vehicles), not already existing permanent structures.

Trustees deferred this item to the next agenda.

By general consent the meeting recessed at 11:45 am and reconvened at 12:15 pm.

9. APPLICATIONS AND REFERRALS

9.1 HO-SUB-2020.2 (Gutstein and Burrows 1410 Carmichael Rd.) - 10% Frontage Waiver - Staff Report - for decision

Regional Planning Manager Kauer presented the staff report prepared by Island Planner Mahikwa, which requests that Trustees consider exempting one of the two lots in the proposed subdivision plan from the 10% frontage requirement, given that one of the lots is a panhandle configuration.

Trustee Allen expressed concern that neighbors were not being notified of these types of waiver applications.

- Regional Planning Manager Kauer responded that it was not a legal requirement.

HO-2021-068

It was MOVED and SECONDED,

that, per *Local Government Act* Section 512(2), that the Hornby Island Local Trust Committee exempt the "Proposed Lot 2" in the subdivision layout plan for HO-SUB-2020.2 from meeting Hornby Island Land Use Bylaw regulation 6.6(1), the minimum 10% lot frontage on a highway requirement and suggest that the Minister of Transportation and Infrastructure inform the adjacent neighbors as part of the approval process.

CARRIED

9.2 HO-SUB-2021.1 (Wetzel (Patterson) - 2025 Belcarra Rd.) - 10% Frontage Waiver - Staff Report for decision

Regional Planning Manager Kauer presented the staff report prepared by Island Planner Mahikwa that requests that Trustees consider a 10% frontage waiver for the "Proposed Western Lot" of the HO-SUB-2021.1 subdivision application to minimize Species at Risk vegetation removal for the provision of road access.

The applicant, speaking to Trustees, noted that a north side road access would impact neighbors and an existing trail negatively, thus a south side road access was preferable. Both ends of the road tended to be wet.

Trustee Allen suggested that the traffic safety concerns raised by neighboring resident Barbara Baird during the Townhall session could be addressed in the future by the Ministry of Transportation and Infrastructure (MOTI).

HO-2021-069

It was MOVED and SECONDED,

that, per *Local Government Act* Section 512(2), the Hornby Island Local Trust Committee exempt the "Proposed Western Lot" in the subdivision layout plan for HO-SUB-2021.1 from meeting Hornby Island Land Use Bylaw regulation 6.6(1), the minimum 10% lot frontage on a highway requirement.

CARRIED

9.3 HO-DVP-2021.3 (Wall and Bixby -9300 Central Road) - Staff Report for decision

Regional Planning Manager Kauer presented the staff report prepared by Island Planner Dubyna which requests that Trustees deny the application for the siting of a swimming pool and pool shed within the 8.0 metre required setback because the Islands Trust Conservancy Board rejected the proposal for insufficient setback to an adjacent covenant protected oak grove, and because the applicant could build within the required setback.

HO-2021-070

It was MOVED and SECONDED,

that the Hornby Island local Trust Committee deny application HO-DVP-2021.3.

CARRIED

9.4 HO-DVP-2021.2 - (Wiig - 3930 Brigantine Cres.) - Staff Report for decision

Regional Planning Manager Kauer presented the staff report prepared by Island Planner Mahikwa which regards the applicant's request for an LTC waiver of a certified site survey for their new application.

The applicant, speaking to Trustees, explained that a certified site survey at a cost of \$4000.00 was onerous, given that the re-siting of their original tree-destroyed cabin was believed to be grandfathered, was more preferable to their neighbors, and was well within all setbacks.

HO-2021-071

It was MOVED and SECONDED,

that the Hornby Island local Trust Committee waive the requirement for a survey plan signed by a B.C. Land Surveyor and direct staff to proceed with Development Variance Permit application HO DVP 2021.2 (Wiig).

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

10.1 Official Community Plan (OCP) and Land Use Bylaw (LUB) Review Project Business Case - Staff Report for decision

Regional Planning Manager Kauer asked Trustees to consider the sufficiency of their \$15,000.00 funding request from Trust Council to hire a consultant to process new bylaws based on APC recommendations, given that the First Nations' capacity funding needed to review referrals generated by the OCP review may need to come from the same budget.

HO-2021-072

It was MOVED and SECONDED,

that the Hornby Island local Trust Committee requests that the issue of capacity funding for First Nations for Islands Trust referrals be placed on the next Trust Council agenda.

CARRIED

HO-2021-073

It was MOVED and SECONDED,

that the Hornby Island local Trust Committee requests staff to provide clarification on the roles of the consultant, Staff, and Local Trust Committee on the Hornby Island OCP review.

CARRIED

HO-2021-074

It was MOVED and SECONDED,

that the Hornby Island local Trust Committee endorse the business case for the OCP review.

CARRIED

11. CORRESPONDENCE

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

11.1 Letter dated November 23, 2021 from Hornby Island Residents' and Ratepayers' Association (HIRRA) regarding Limited Visitor Accommodation Signage at Buckley Bay

It was determined that the original Hornby Island Visitors sign, that had for many years, been attached to the external wall of the original B.C. Ferries comfort building at Buckley Bay Terminal, was in an unknown location and that it would be beneficial to find it.

Chair Fast offered to investigate Islands Trust signage protocols and opportunities. Discussion of this item was postponed until the next LTC Business meeting in February 2022.

12. NEW BUSINESS**12.1 2022 Annual Meeting Schedule - for decision and discussion****HO-2021-075**

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee schedule its regular business meetings on the following dates in 2022: February 18, April 29, June 10, September 9 and November 25.

CARRIED

12.2 Advisory Planning Commission - Terms Expiring March 31, 2022 - Staff Report for decision

HO-2021-076

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to send letters to members of the Advisory Planning Commission whose terms will expire on March 31, 2022, thanking them for their participation and inviting their expressions of interest for reappointment for another two-year term; and advertise for public expressions of interest for new members.

CARRIED

12.3 Ability of Advisory Planning Commission or Working Group to Present as a Delegation - for discussion

Chair Fast explained that LTC meeting procedures on delegations needed to be clarified.

12.4 Screening of Dust 'n Bones - for discussion

Discussion of screening of the film Dust 'n Bones on Hornby Island was postponed until the next LTC business meeting in February, 2022.

12.5 Hornby Venues and Connectivity

The following comments were noted:

- New Horizons and Room to grow have similar internet connectivity problems.
- New Horizons has a large viewing screen and may be able to be connected by Smart Hub. It is a good venue for presentations using the screen.
- New Horizons has no internet connectivity unless the library is operating and there is a booster for the signal. The library is open on Fridays which is the day for LTC meetings.
- It would be beneficial for the Islands Trust Northern Office Administrator Wil Cottingham, to discuss with APC Chair Wendy Burton, the current state of Hornby venues internet connectivity status.

13. REPORTS

13.1 Trust Conservancy Report dated November, 2021

13.1.1 The Heron - Autumn, 2021

Received.

13.2 Applications Report dated December 1, 2021

Received

13.3 Trustee and Local Expense Report dated October, 2021

HO-2021-077

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee requests \$100.00 for registration fees for Trustees Scott and Allen to attend the Virtual Salish Sea Ecosystem Conference in April 2022.

CARRIED

13.4 Adopted Policies and Standing Resolutions

Received.

13.5 Local Trust Committee Webpage

Nothing to report.

14. WORK PROGRAM

14.1 Top Priorities Report dated December 1, 2021

Received.

14.2 Projects List Report dated December 1, 2021

HO-2021-078

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee add Community Heritage Register to the Projects List.

CARRIED

15. INFORMATION ITEMS - None

16. CLOSED MEETING - None

17. UPCOMING MEETINGS

17.1 Next Regular Meeting - to be determined

The next regular meeting is scheduled for Friday, February 18, 2022 at 10:30 am at a venue yet to be determined.

18. ADJOURNMENT

By general consent the meeting was adjourned at 2:31 pm.

Sue Ellen Fast, Chair

Certified Correct:

Katherine Vogt, Recorder