



Minutes of the Hornby Island Advisory Planning Commission

Date of Meeting: Wednesday, June 30, 2021

Location: Hornby island Community Hall
4305 Central Road, Hornby Island, BC

APC Members Present: Wendy Burton, Chair
Vicki Bale, Deputy Chair
Joanne Ovitsland, Secretary
Christine Amabilino Hunt, Member
Rob McCreary, Member

Staff Present: Katherine Vogt, Recorder (by teleconference)

Regrets: Kim Fagerlund, Member

1. CALL TO ORDER

Chair Burton called the meeting to order at 1:03 pm. She acknowledged being on the traditional territory of the Pentlatch and K'ómoks people. She expressed gratitude that calls to action numbers 43 and 47 had been recently enacted. She welcomed members and looked forward to doing good work together.

2. APPROVAL OF AGENDA

The following addition to the agenda was presented for consideration:

- Replace Item 5 with 'Trust Council Draft Policy Statement' and move item 5 forward to item 6.

By general consent, the agenda was approved as amended.

3. MINUTES

3.1 Hornby Island Advisory Planning Commission Draft Minutes dated May 28, 2021

By general consent, the minutes were adopted as presented.

4. BUSINESS ARISING

4.1 a. Resource People

Lisa Wilcox

Chair Burton noted that Lisa Wilcox, Senior Intergovernmental Policy Advisor for the Islands Trust, had offered to review the finished work of the Advisory

Planning Commission (APC) and to answer specific questions by teleconference as they arose.

Hornby Island Short Term Rental Association HISTRA)

Chair Burton noted that a member of HISTRA had been requested and would be available for future consultation.

Hornby Island Housing Society (HIHS)

Chair Burton noted that HIHS members would be available for future consultation.

Hornby Island Community Economic Enhancement Corporation (HICEEC)

Chair Burton noted that a response from HICEEC was pending.

Chair Burton added that Fred Hunt, a former Trustee, had offered to act as a resource person to the APC.

b. Clarification of Referral

Chair Burton noted that Trustee Allen recently responded that the current APC referral was to focus only on the four main subject areas:

- First Nations;
- Short Term Vacation Rentals;
- Housing; and
- Riparian Areas Development Permit Area.

Any major wording changes to the Official Community Plan (OCP) would involve public consultation, but the APC could make such recommendations.

c. Number of Appointees

Chair Burton clarified that APC membership could not fall below 5 members.

d. Correspondence from A. Allen

Chair Burton explained that in the June 4, 2021 email correspondence from Trustee Allen, which included an attached article from the Gulf Island Driftwood Newspaper of June 2, 2021 titled 'Business licensing proposed to manage STVRs,' Trustee Allen expressed some support for the possibility that business licensing on Hornby Island could level the playing field for all commercial ventures and indicated that he would bring the issue up with the Comox Valley Regional District (CVRD) in September.

5. Trust Council Draft Policy Statement

Chair Burton announced that the new Trust Council Draft Policy Statement, involving extensive consultations with First Nations, is due to receive first reading on July 8, 2021; and expressed that the language in this new Policy Statement was very relevant to the present APC referral and that, if passed, would become a significant guiding document for all Official Community Plans in the Trust jurisdiction.

6. Discussion of OCP, with reference to Indigenous Inclusion

APC members discussed areas in the Hornby Island Official Community Plan Bylaw No. 149, 2014 that needed highlighting for the future addition of references to Indigenous and/or First Nations.

Page	Current language/issue	comment
1	1.2 Purpose.	Purpose – to establish relationship with communities holding Indigenous title
2	<i>To preserve and protect the trust area ... in cooperation with municipalities, regional districts, improvement districts, other persons and organizations ...</i>	
2	1.4 this section proceeds from the principle of <i>terra nullius</i> (no one lives here)	
3	“Every person who owns land holds it as a temporary tenant, in trust for future generations.”	
4	“Indigenous human communities have been part of this area’s ecosystems as they evolved ... “	
5	“Several species of groundfish are present ...”	Presence or vestiges of clam beds, fish traps
6	1.7 “... in cooperation with municipalities, regional districts, improvement districts ...”	In cooperation with relevant Indigenous communities
8	2.1 “a) areas of natural, scenic, historical, archaeological or scientific value”	
8	“To encourage consultation with and participation of the public in local government decisions ... by appropriate agencies”	K’omoks Nation
8	“To encourage a relationship with First Nations with interests in Hornby and the surrounding waters.”	Stronger word than encourage
10	2.2.1 I to vii	Add “protecting culturally relevant artifacts”
11	3.1 Objectives	Add protect signs of Indigenous occupation
12	3.1.9 “Tourism-related businesses, real estate agents and other organizations that provide information to visitors or potential owners ... to include information on the legislated “preserve and protect” mandate ... “	Land acknowledgement
14	Modified Ecosystems (August 2010):	Education re Indigenous artifacts, petroglyphs,

		middens. and culturally modified trees
16	Advocacy Policies	Protect sites of historical significance
17	3.2.11 and 3.2. 12	Add specific reference to Indigenous occupation and land use
18	Parks and Protected Areas Background “The K’omoks Agreement in Principle, signed by the governments of Canada, British Columbia and K’omoks First Nation in March 2012 states that a new protected area (the present vacant Crown land on Mount Geoffrey) will be established on Hornby Island and named by K’omoks.”	?
18	Helliwell “There is evidence of traditional use of the Helliwell Park area by First Nations>”	elaborate
19	Objectives 1 – 4	Interpretive signage re Indigenous presence in what are now parks
20	Advocacy Policies Ministry of Environment is requested to ... “continue to regularly consult to address community, conservation, aesthetics and safety concerns.”	
21	3.3.12b “to establish a stewardship arrangement with an appropriate community organization, or organizations”	Specific reference to K’omoks Nation
21	3.3.16	Reference to culturally modified trees
23	A report prepared by an ad-hoc Committee of the Hornby Island Residents and Ratepayers Association “The Heart of Hornby Island – A Forest, a Watershed (2000)” reports on the mapping project ... A central theme of all of this work is the protection of the land under local control.”	?
28	3.7 Heritage Features	This section is missing from the OCP. See letter from Tony Law about this missing section
28	4.1 Farming “The early development of Hornby Island...”	Add dates

29	Forestry Background	Add reference to culturally modified trees and indigenous logging practices
30	Mariculture	? about Indigenous licenses or options for licenses with DFO
38	Water Supply Protection Areas	? about Sollans Road property and well. HIRRA holds lease for well, after consultation with K’omoks Nation
43	Public Utilities and Services	Add reference to ongoing connection with K’omoks Nation
50	6.1 Background	Add % of land on Hornby part of K’omoks Nation, following ratification of land claims
51	6.1.5 “Applications for amenity rezoning or density transfer may be considered by the Local Trust Committee ...”	
52	6.1.19 “The Local Trust Committee encourages landowners to work with the Islands Trust Fund to fully protect special features and both natural and cultural values...”	Add specific reference to Indigenous cultural values
53	Community Service Use Objectives	Add (1) Interpretive Centre/Signage
56	Residential Background Second paragraph	Add specific reference to parcel of K’omoks Nation land
60	6.3.4 Forest Background “There are many long established and well used trails ... “	Add specific reference to history of trails and culturally modified trees on park and crown land
66	Agriculture Background “The early development of Hornby Island included agriculture as a primary	And before that?

	occupation.”	
67	6.4.2 “Agriculture is the traditional land-based economic activity of Hornby Island.”	The word traditional is problematic
69	Commercial and Home Occupations	Possible for K’omoks Nation to establish a commercial enterprise
69	Retail and Personal Service	? about Sollans Road parcel, possible community use by K’omoks Nation
72	Policies 6.5.2.1 “Accommodations for visitors should be environmentally sensitive, small-scale and low density and may be dispersed around the Islands.”	
74	Commercial/Residential General Background	Commercial zoning restrictions
78	6.6.1 and 6.6.2 Outdoor Recreation Background	Add specific reference to Indigenous occupation and use of Hornby Island pre-contact
81	6.7 Marine	? about Indigenous rights of the waters surrounding and the foreshore for mariculture
86	6.9.1 Development Permits	Relevance to K’omoks Nation?

Members considered the following for future consideration:

- Regarding OCP section 1.4, the document by Mary Mackenzie titled ‘OCP Revisions re indigenous inclusion,’ circulated at the May 28, 2021 APC meeting, would be applicable.
- Regarding ‘3.7 Heritage Features,’ a section which is missing from the OCP, the 12-page letter from Tony Law to the Hornby Island Local Trust Committee, dated March 24, 2021 and titled ‘First Nations Heritage Site Protection, Hornby Island,’ addresses this missing section at the top of page 4.
- The status of Hornby Island public wells on crown land and the need for consultation with appropriate agencies and First Nations.
- lack of availability of indigenous/First Nations inclusive maps.

a. Next Steps

Chair Burton offered to address the Hornby Island Resident and Ratepayers Association (HIRRA) at their upcoming July 14, 2021 meeting and to circulate to all APC members a summary of the OCP locations flagged for needing indigenous and/or First Nations reference.

Secretary Ovitsland offered to investigate Hornby Island public wells issues.

Members agreed to study the Trust Council Draft Policy Statement for next meeting and to work on overarching statements regarding Indigenous and/or First Nations reference in the OCP.

7. NEXT MEETING TIME and ADJOURNMENT

The next meeting would be Friday July 23, 2021 at the Hornby Island Hall between 1:00 and 3:00 pm.

By general consent, the meeting was adjourned at 3:00 pm.

Wendy Burton, Chair

Certified Correct:

Katherine Vogt, Recorder