

# LTC SPECIAL ZOOM MEETING

May 22, 2024

Rush Notes by William Thomas

First, it has been brought to my attention that the email and phone number for Crown Lands administrator Dave Peterson — which I copied from the Crown Lands website — do not work.

[This one](#) did elicit a prompt reply to a concerned Hornby resident. So to comment on Crown Land use on Hornby, use this email for West Coast Land Referrals FOR:EX:

[WestCoast.LandReferrals@gov.bc.ca](mailto:WestCoast.LandReferrals@gov.bc.ca)

Key points raised by our trustees at this afternoon's LTC meeting

1. The site in question "is the only place for public housing." (Alex Allen)
2. Trust Planner Ian Cox noted that public health concerns are not a permitted objection [under government legislation]. The planner added that public health concerns "are covered by Safety Code 6."

Attention, Ian! They most certainly are *not covered* by unSafety Code 6. Not even close. This has been repeatedly pointed out in my briefing papers to the Trust and ISED, as well as in the many letters received from Hornby residents to the LTC over the past 19 months.

It's just too easy to duck responsibility for imposing long established EMF health risks on the especially vulnerable by hiding behind an obsolete "Safety Code" that even in its most recent amendment brushed aside all deleterious biological effects from microwave and Radio Frequency Radiation.

That's why it was written by industry lobbyists.

Pro Tip: You can't duck bad karma.

Instead, concerns for wildlife *were* repeatedly raised by Alex and Grant, including the “endangered species” that inhabit the area under discussion. Since these are the only permissible health objections, this was a good “political” move. However, it behooves our trustees to accurately reflect their constituents’ concerns over human health concerns — for the record.

Now comes the **1st Major Glitch** in this afternoon’s online entertainment (wait for it):

Alex correctly pointed out that “telecommunications towers” are not listed among permitted land uses on Hornby Island.

Planner Cox came back with this double negative: “Zoning restrictions on [land] use do not restrict telecommunications towers.” He further stated that “cell towers are permitted in All Zones.”

This seems odd coming from the "Preserve and Protect" contingent, since this interpretation would permit blasting one of Hornby’s environmentally sensitive areas with powerful microwave and radio-frequency radiation 24/7.

Yet, no one pushed back regarding the planner’s "all zones" assertion.

Alex tried again, reminding everyone that cell towers are not specifically listed among “public service use.” He further noted that “a Public Use Zone is not the same as a Public Service Zone”.

Again, he repeated: “Cell towers are not a listed permitted use”, before making the correct distinction that *radio* towers are a permitted use. (As Hornby Radio and the Firehall can attest. Cell towers and radio towers must never be conflated.)

The key point was Allen’s repeated reference to our OCP, which stipulates that any telecommunications tower on Hornby *must be for local use only*.

Here it is:

**Section 5.5.4 of Hornby's Official Community Plan, specifically stipulates: "All public service and utility installations on the Island should be for servicing Hornby Island only."**

Since any cell tower on Hornby (especially one with seven powerful antennas) would absolutely radiate out over the Salish Sea (as Rogers specifically boasted) to nearby boats and islands — this key clause would shut down all cell tower applications on Hornby.

if enforced.

Pro Tip #2: Take a gander at all the new antennas the Denman tower has recently sprouted and then extrapolate to Hornby. Letting a Great White like Rogers Communications into your wading pool is not recommended.

Yet, our trustees backed away from insisting on this key provision. Why was Section 5.5.4 discarded in the Trust's draft response to the province?

To repeat: WHY???

What's the point of inserting bylaws into our community plan if our trustees can summarily waive them in the face of a concerted corporate assault? Section 5.5.4 *really matters*, guys!

See for yourself.

Here's the DRAFT Motion currently under consideration in case the province's referral back to the Trust — expected at any moment — does not permit adequate time for community discussion. (The province must allow 8 - 30 days for the Trust to "comment".)

THAT the Hornby LTC direct staff to include in any response to a referral from the Province regarding the Rogers tower proposal, the following:

a) the HO LTC understands that a proposal for community housing from HICEEC is forthcoming for the subject parcel and supports this proposal

b) substantial community opposition to a communications tower in this location has been received by the LTC

c) concerns over the effects of the tower on wildlife, given the location that is in proximity to a park and migratory bird routes

d) potential site is too close to public facilities (school playground, health clinic, ball park, etc.)

e) potential site is too close to existing housing

You've already picked up on **Major Glitch #2** regarding: "opposition to a communications tower *in this location...*"

For the past 19 months, in signed petitions and verbal remarks, at least 500 Hornby residents have voiced strong opposition to *any and all* cell towers on Hornby Island — wherever they're located.

For many months, both Tim Peterson and Alex Allen have been publicly proclaiming their opposition to the proposed Rogers cell tower. Grant, who forthrightly insists he is "not against a cell tower", was the only trustee to object solely on the basis of its proposed location.

One must presume that [today's](#) egregious misrepresentation of community demands to stop these repeated corporate assaults on the island and the voiceless ones in our care was seen as a necessary political maneuver to forestall almost certain provincial and ISED objections to an attempted outright ban on cell towers here.

However...

Simply pointing to **Section 5.5.4** of our OCP and saying, "our hands are tied," would have provided needed "cover" to accurately represent their constituents' objections to *any* cell tower *anywhere* on Hornby Island. As if the previous Telus defeat was not emphatic enough.

Though this in-house discussion was closed to public comments, anguished screams and occasional applause could be heard by anyone stepping outside. In any case, there were far too many self-congratulations between the four Trust reps telling themselves what a great job they were

doing. So far, the most-repeated comment I've heard regarding [today's](#) public exercise is: "pathetic".

Moving on, [today's](#) agenda turned to the issue of urgently needed public housing on this same proposed cell tower site. It was agreed by the planner, the chair and our LTC that community housing is not a prohibited use for the land under discussion. However, this specific use is *not* listed in our the bylaws and will have to be added to Hornby's Official Community Plan (OCP).

How?

Alex and Grant repeatedly insisted that adding community/workforce housing to our bylaws ought to be a routine amendment.

But planner Cox repeatedly insisted right back that any proposed bylaw change to permit public housing on this disputed parcel may require public discussion first. It's an important point, he emphasized, adding that he will have to check with staff before proceeding.

The following motion was carried [presumably with the brackets removed]:

"THAT the Hornby Island Local Trust Committee (LTC) request that a letter [of support] be drafted to the Hornby Island Community Economic Enhancement Corporation, starting that the LTC's intent to consider amend[ments] to the Hornby Island Land Use Bylaw No. 150 to support inclusion of workforce housing as a permitted use in the Public Use Zone Site Specific Regulations."

NOTE: HICEEC now says their formal application for housing on this site will be submitted [this Friday](#).

## CONCLUSION

Despite a partly flawed Draft response, by demonstrating how a cell tower would be an absolutely inappropriate use of "this location" — while strongly supporting community/workforce housing on this site, instead— the Roger's application "should" be Dead Before Arrival.

Don't wait for this supposition to be proven wrong! Add your voice to the Trust's imminent tweaking of their response to the provincial land use application:

## **2 THINGS YOU CAN DO RIGHT NOW**

1. Write your Trustees immediately and ask that Section 5.5.4 of Hornby's Official Community Plan be included in the Trust's response to the province. Be sure to indicate your support for community/workforce housing, along with any other pertinent (and polite) comments.

Thank chair Tim Peterson for insisting on [today's](#) publicly observed process over the objections of our local trustees.

Thank Grant and Alex for strongly pushing public housing on this site. And Tim and the planner for hearing them

Insist that any future Zoom meetings list the names of those in attendance, while identifying who's responding in the moment. *This is the only way viewers/participants can assess community interest and identify possible support.*

Here's their contact information: (Please save)

### **Tim Peterson**

E: [Email LTC Chair](#)  
tpeterson@islandstrust.bc.ca  
T: [1-250-607-7094](#)

### **Alex Allen**

E: [Email Trustee Allen](#)  
aallen@islandstrust.bc.ca  
T: [1-250-335-1129](#)

### **Grant Scott**

E: [Email Trustee Scott](#)  
gscott@islandstrust.bc.ca  
T: [1-250-218-2323](#)

2. Write to West Coast Land Referrals expressing your support for community housing, instead of an unneeded and unwanted cell tower on this site.

It's important that you identify these specifics:

File #1413862

Block L Section 11

Rogers Communications' Crown Land Tenure Application #100396495  
on [August 17](#), 2022

Thank you for your immediate response. If we lose this land to Rogers, affordable community (workforce) housing may no longer be possible on Hornby Island.

In Service,  
*Will*

[willthomasonline.net](http://willthomasonline.net)

*William Thomas*