

From: Sonja Zupanec
Sent: Friday, April 5, 2024 9:02 AM
To: northinfo; Ian Cox
Subject: Fwd: Hornby Island LTC change of direction regarding Vacation Rentals
Attachments: HO-LTC-RWM-2024.01.pdf

For posting to the HO OCP project webpage.
I anticipate quite a volume in the coming week.

Sonja Zupanec
Sent from my iPhone

Begin forwarded message:

From: les Brown [REDACTED]
Date: April 4, 2024 at 9:18:32 PM PDT
To: Alex Allen <aallen@islandstrust.bc.ca>, Grant Scott <gscott@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>, Sonja Zupanec <szupanec@islandstrust.bc.ca>
Cc: HISTRA Association <hornbyshortterm@gmail.com>
Subject: Fwd: Hornby Island LTC change of direction regarding Vacation Rentals

Hi

I just received this information with regards to the action of trustees Alan and Scott to say I'm shocked is an understatement. You had a plan at the community meeting at the conclusion of the meeting option three was the path forward which satisfied most everyone with the exception of the small opposition group that will stop at nothing to shut down STR.

How can you go behind everyone's back and have a private meeting to change the direction and deny STR (you might say well you can apply) but the truth of the matter is this was and is a behind the back move when you were both sworn in to represent EVERYONE on Hornby as trustees, an oath that should be foremost in your mind and decisions serving the entire population of Hornby.

I want an explanation on why you did this, it is unbelievable and in my opinion I don't understand how your conscience allowed you to do this or was this the plan all along Explanation please

Regards
Les Brown

Sent by carrier pigeon

Begin forwarded message:

From: HISTRA Association <hornbyshortterm@gmail.com>
Date: 5 April 2024, 2:52:10 p.m. GMT+12
Subject: Hornby Island LTC change of direction regarding Vacation Rentals

Good evening members.

We wanted to let you know that the LTC, in a closed meeting, changed its direction regarding Vacation Rentals yesterday.

They have now approved Option 4 instead:

- Short Term Rentals as a permitted use be revoked in all zones.
- At the same time all STR operators apply for Temporary Use Permit (TUP) indicating approved septic and water.”

At the well attended public meeting on March 22nd, the LTC had, after a difficult discussion, asked staff to draft land use bylaw and official community plan project charter to reflect Staff Option 3 (add the APC recommendations to the bylaw and retain vacation rental as a legal property use). We do not know how or why they decided to make this change.

The process they used is called a Resolution without Meeting and it is legal. Given the public interest and participation on this topic, it is surprising, at best, that such a critical and impactful change was made outside of a public meeting.

We will provide our thoughts on the impacts of this change next week, but wanted to make sure you knew about it as quickly as possible.

Feel free to express your thoughts about this to:

Trustee Alex Allen: AAllen@islandstrust.bc.ca

Trustee Grant Scott: GScott@islandstrust.bc.ca

Hornby Island Local Trust Committee Chair, Timothy Peterson: tpeterson@islandstrust.bc.ca

Islands Trust Planner, Sonja

Zupanec: szupanec@islandstrust.bc.ca

Islands Trust: northinfo@islandstrust.bc.ca

The document that outlines the direction and the vote is attached.

Sincerely,

your HISTRA Board

Michael Williams, Patrick Lui, Donna Tuele, Ray Therrien,
Karen Young, Karen Ross, Angela Therrien, Michelle
Easterly, Arifin Graham and Eulala Mills, Directors

The Hornby Island Local Trust Committee

CALLING FOR A RESOLUTION

(SECTION 26 RESOLUTION-WITHOUT-MEETING)

It was MOVED and SECONDED

“That the Hornby Island Local Trust Committee request staff to prepare draft amendments to the Official Community Plan and Land Use Bylaw Review Project Charter to reflect:

- 1. Short Term Rentals as a permitted use be revoked in all zones.
- 2. At the same time all STR operators apply for TUP indicating approved septic and water.”

ALL MEMBERS OF LTC NOTIFIED OF RWM THIS 2ND DAY OF APRIL, 2024

Alex Allen

Grant Scott

**MOVER's Signature or
Approval in writing or by phone**

**SECONDER's Signature or
Approval in writing or by phone**

April 2, 2024

April 2, 2024

Date of Approval

Date of Approval

Complete by either:

- signing and returning the Calling for a Resolution Form - Attention: Secretary

OR

- replying to the Secretary in writing (by email), in person or by phone

THE CHAIR DIRECTS STAFF TO CONDUCT A VOTE ON THE ABOVE NOTED RESOLUTION.

Tim Peterson



**CHAIR's Signature or
Approval in writing or by phone**

**Signature of Recording Staff
(if applicable)**

April 3, 2024

Date of Approval

The Hornby Island Local Trust Committee

CONDUCTING OF THE VOTE

FOR A

SECTION 26 RESOLUTION-WITHOUT-MEETING

Section 26 RWM No.

HO-RWM-2024.1

April 3, 2024

(Staff to complete)

Date Chair Directs Conduct of Vote

(Staff to complete)

It was MOVED and SECONDED

“That the Hornby Island Local Trust Committee request staff to prepare draft amendments to the Official Community Plan and Land Use Bylaw Review Project Charter to reflect:

- 1. Short Term Rentals as a permitted use be revoked in all zones.
- 2. At the same time all STR operators apply for TUP indicating approved septic and water.”

All members of the LTC requested to vote:

April 3, 2024

Date transmitted to Trustees

PLEASE VOTE ON THE ABOVE MOTION BY COMPLETING THE BALLOTS BELOW:

IN FAVOUR

IN FAVOUR

IN FAVOUR

OPPOSED

OPPOSED

OPPOSED

Tim Peterson

Alex Allen

Grant Scott

Response in writing or **by phone**

Response **in writing** or by phone

Response **in writing** or by phone

April 3, 2024

April 3, 2024

April 3, 2024

Date

Date

Date

Nadine Howrao

**Signature of Recording Staff
(if applicable)**

The Hornby Island Local Trust Committee

RECORDING OF THE VOTE

FOR A

SECTION 26 RESOLUTION-WITHOUT-MEETING

1. RECEIVED BY ISLANDS TRUST SECRETARY THIS 3RD DAY OF APRIL, 2024



Secretary's signature

2. SECRETARY TO COMPLETE ONLY WHERE SECTION D(3)(xiv) - (referenced below) APPLIES:

D(3)(xiv) The Recording of the Vote portion of the form will indicate:

- a) when a Local Trust Committee member did not participate in the vote due to a declaration under Section 100(2) of the *Community Charter*;
- b) 'Absent' where a Local Trust Committee member has not responded to the Conducting of the Vote as noted in Section D(3)(xii); or
- c) Abstained from the vote if the Trustee has so indicated.

a) Trustee _____ did not participate in the vote on RWM _____ due to a declaration under Section 100(2) of the *Community Charter*. (Declaration attached)

b) Trustee _____ was deemed absent from the vote as he did not respond to the Conducting of the Vote as noted in Section D(3)(xii).

c) Trustee _____ indicated that he/she abstained from the vote.

3. CHAIR DECLARES VOTE COMPLETE AND LTC MEMBERS NOTIFIED OF THE RESULTS OF THE VOTE THIS 3RD DAY OF APRIL, 2024



Secretary's signature