

Island Trustees Report

preserving and protecting Hornby Island and its unique amenities

Alex Allen and Grant Scott

At our last LTC meeting at Room to Grow in January, a healthy crowd of 25 attended. This is actually encouraging, as meeting attendance in my previous terms was scarce to put it mildly. It's more interesting talking and listening to people than empty chairs. And on that note, at the Town Hall, we heard the following.

One community member commented that there are now over 150 Vacation Home Rentals on Hornby Island and noted that the lack of compliance to our bylaws was a concern. Another member asked for support for a proposed subdivision application to the ALC, which we did consider later in the meeting and Grant offered to write a letter of support from us. And we heard from another member that resolving bylaw conflicts was lacking and passionately asked that we consider approving the Bylaw Enforcement Notification (BEN) process.

At our delegation section:

Michael McNamara spoke for the Hornby Island Housing Society and shared his concerns that they thought the R3A zoning on the ISLA property had been approved and learned that the zone was not included in Schedule B of the LUB. Michael requested that we help in clearing this matter up quickly to meet the BC Housing funding deadline.

Alan Fletcher with marker at the whiteboard summarized the challenges facing farmers from different agencies. He urged the Islands Trust, Grant and I and staff to show support for farming activities on Hornby Island by engaging with the Agricultural Land Commission on their behalf. I agree, and both Grant and I will be working on this, as well as get other islands on board. When the ALR lumps us islands in the same zone as Richmond and Langley, it just does not make sense.

We received the CVRD Housing Service

Feasibility Study memorandum for information only. I found that title was confusing as upon further reading, it focusses on homelessness and not housing. Grant and I agreed that if there is appetite then we could explore this in the future.

We have now approved BEN for Hornby Island. After many concerns raised about our bylaws at previous meetings, we will be reviewing outdated regulations and bylaws that made sense 20 years ago, but not today. Grant and I also proposed that we review the fine structure of BEN given that some of the fines seem very low or very high given the infraction.

We received recommendations from the APC on Short Term Vacation Home Rental (STVR) bylaws and passed a resolution on having proactive enforcement on those that are not in compliance. Education and voluntary compliance are not working. Some wonder why one can't rent a home for two or three days continuously all year-round. Did you move to Hornby Island so that you could live next door to a motel on half an acre? STVRs are only allowed from May through September for one-week increments or for three days one week and four days another, not in succession. If a lot allows two dwellings, then one can be rented as a STVR at any time of the year, provided that the other remains in use as a residence. Further, one or more of the following, are NOT permitted on Hornby Island:

- Non compliant STVR advertising on the internet and other media.
- More than one dwelling on a lot is an STVR.
- Visitors renting a STVR, have even more friends staying in tents, trailers or other recreational vehicles.
- Health and safety issues.
- More than one complaint from an immediate neighbour regarding, noise, parking congestion or too many guests.
- The STVR is not managed locally or was built for vacation rental only.
- A complaint from a regulatory body on overuse of water, inadequate septic capacity or too many buildings on the property.
- The STVR is rented out for two, three or four days continuously year-round.

Finally, Grant and I passed a motion to request that Trust Council write a letter to the project manager of the National Marine Conservation Area Reserve to also include Hornby Island and the other Northern Gulf Islands. Currently, the Conservation Area is for all Southern Gulf Islands and oddly, the southern half of Gabriola Island only.

Did you know that you can often meet with a planner before our LTC meetings? Simply contact staff via email or telephone.

Next LTC meeting March 20 at 11:30 am at

Room to Grow on Sollans Road.

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Trustee Grant Scott gscott@islandstrust.bc.ca

Planning or Building or Want to

Meet with the Planner?

email: northinfo@islandstrust.bc.ca

or call toll free, and ask to be connected to the Islands Trust Northern office by calling:

1 800 663-7867