

Sonja Zupanec

From: Eulala [REDACTED]
Sent: Monday, October 10, 2022 2:52 PM
To: pattheplanner54@gmail.com
Cc: Alex Allen; Grant Scott; Sue Ellen Fast; Daniel Siegel; Sonja Zupanec
Subject: October 6th Hornby Island Community meeting

Dear Ms. Maloney

I have taken some time to reflect on the October 6th Hornby Island Community meeting so that I could provide constructive feedback to you, the LTC and the IT staff.

At the September 9th LTC meeting on Hornby, a community member asked us all to hold these conversations starting from the place of the things we agree on. It is the essential lens to help heal division in our community.

I heard strong agreement from the, albeit a small number, community members in attendance on 4 areas:

- Water and access to safe and renewable supply of it is essential to our community, all of the 1,117 dwellings on the island contribute to and can help to solve these issues.
- Proper, well designed and appropriate septic management must be the work of the whole island and all of the homes on it.
- The carrying capacity of the island is a concern for us all, we all want to ensure that the family, friends, guests and visitors coming in the busy summer months do not create unmanageable pressure on our ecosystem and infrastructure.
- Affordable housing that fits in with, and meets the needs of, Hornby's full time community and seasonal workforce is a critical need that requires a 'made on Hornby' solution.

I also think there is wide agreement that the meeting itself was rushed, unsatisfying and disrespectful. It was disrespectful to the work of the APC, the feedback already provided by so many in our community, the spirit of the LTC meeting held on September 9th and the community driven unique Hornby way of working together.

The ideas presented, with the exception of the use of the TUP as an STR permitting tool – an idea that has already been roundly criticised and acknowledged, even by IT staff, as the wrong tool for the stated purpose – were not those of the APC or of the Hornby community. To then be told that this one 2 hour meeting where less than half the time was open for questions, was the only opportunity for the community to shape recommendations that could dramatically change the focus and content of the OCP was disturbing to the point of disbelief. There were 31 community members in attendance, some for only part of the meeting. That represents 2% of the community. No one would accept that as representative community input.

If the IT and the LTC do not have the funding to do a proper community based consultation on large issues related to land use and governance then the work should not be done. Using funding as an excuse to limit community input is an affront to the idea of representative democracy. The scale of the ideas presented, ideas not generated by the Hornby community, are so large (adding a non elected member (as Indigenous representation) to the LTC, changing land use criterion to allow for additional buildings/dwellings on smaller parcels or creating a permitting system for land use that is not transparent, criterion based and non-political to name just 3) that, to have any legitimacy, they would, at minimum, each need to be decided by referendum.

I also want to address the statements that those who currently have STRs need not worry about any changes to the OCP as their own use would be 'grandfathered'. That assumes a level of self-interest that I find insulting. In short, you are suggesting that some can turn a blind eye while others face limitations that could cause them real harm. How can you suggest that any fair minded person accept limitations on the basis that it won't affect them? If something is the right thing for the community, then it's right for every member of the community, if it's wrong then it's wrong, even if some won't be impacted. No one wants more division, we all want to build on agreement.

I hope you, the other consultants, the LTC and the IT staff take the feedback you are receiving to heart. Hornby, as a community, values inclusion, contribution and collaboration. We are all asking that those values drive any work that effects our OCP. If the funds are not available to do the work in a holistic and balanced manner, then the work should not be attempted.

Thank you for taking the time to consider and reflect on the response from our community, we all want to work towards solutions that help and heal our beloved home.

Best, Eulala Mills

55 year and second generation Hornby Island community member
HISTRA Board Member