



Minutes of the Hornby Island Advisory Planning Commission

Date: Friday, November 26, 2021
Location: Hornby Island Community Hall
 4305 Central Road, Hornby Island, BC

Members Present: Wendy Burton, Chair
 Joanne Ovitsland, Secretary
 Vicky Bale, Deputy Chair
 Rob McCreary, Member

Staff Present: Katherine Vogt, Recorder by Speakerphone

Regrets: Christine Amabilino Hunt

Others Present: Barb Baird, Hornby Island Housing Society Member
 April Lewis, Hornby Island Housing Society Member
 Katherine Ronan, Hornby Island Community Economic Enhancement Corporation Secretary

1. CALL TO ORDER

Chair Burton called the meeting to order at 1:05 pm. She acknowledged that the meeting was being held in the territory of the Pentlatch and K'ómoks people. She welcomed members and recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Item 4 changed to Meeting Procedures Update; Item 5 changed to Consolidated Version of the Hornby Island Official Community Plan.
- Resignation of Kim Fagerlund moved to Item 6; Presentation of Recommendations about Indigenous References in OCP and LUB for local Trust meeting moved to item 7; all further agenda items moved forward.

By general consent the agenda was adopted as amended.

3. MINUTES

3.1 Hornby Island Advisory Planning Commission Draft Minutes dated October 29, 2021 for adoption

By general consent the Minutes were adopted as presented.

4. Meeting Procedures Update

Chair Burton spoke on the recent update from Regional Planning Manager Heather Kauer which notes that electronic meetings have been recently suspended by ministerial order; also, that Advisory Planning Commission (APC) meetings are considered an essential service for attendance by members of the public.

It was considered that if people were seated, masked and distanced, that the APC meetings could go ahead with members of the public present as limited by the capacity of the Hornby Island Community Hall to accommodate 6-foot distancing.

5. Consolidated Version of the Hornby Island Official Community Plan

Chair Burton explained that just prior to submitting to planning staff, the APC Indigenous References recommendations based on the 91-page Hornby Island Official Community Plan Bylaw No. 149, 2014; that she was informed of a consolidated version of the Official Community Plan (OCP). After reviewing the consolidated document, Chair Burton noticed punctuation changes but not any language changes. She had recently requested from planning staff that copies of the consolidated OCP be provided for all APC members.

6. Resignation of Kim Fagerlund

Chair Burton announced that Kim Fagerlund had resigned from the APC due to work time constraints. This information had been forwarded to planning staff and the local Trustees. It was not yet known if planning staff would seek a replacement member.

7. Presentation of Recommendations about Indigenous References in OCP and LUB for Local Trust Committee meeting

Chair Burton offered to present a 10-minute summary review of the APC recommended Indigenous References changes to the OCP for the December 10, 2021 Local Trust Committee meeting.

8. Referral: Fee structure recommendation

Chair Burton explained that local Trustees, at their October 8, 2021 meeting, had decided to forward a recent Request for Decision referral from David Marlor, Director of Local Planning Services, dated September 15, 2021, which asks the Trustees to accept a new fee bylaw based on the recently updated Trust Council model fee bylaw, or for Trustees to modify this model fee bylaw to local conditions. Fees relate to the staffing costs of processing various types of applications, permits and amendments to bylaws and are set to recover approximately 80% of total processing costs.

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It was MOVED and SECONDED,

that the Hornby Island Advisory Planning Commission recommends that the Hornby Island Local Trust Committee request Staff to draft a new Fee Bylaw based on the model fee bylaw attached to Trust Council Policy 5.6.1 Application Processing Services

CARRIED

APC members added a note to this resolution to convey to Trustees that Temporary Use Permit (TUP) fees needed further special consideration.

Chair Burton welcomed Barb Baird, member of the Hornby Island Housing Society, at 1:35 pm.

9. Discussion: Small Working group feedback on OCP and LUB housing and short-term rentals

At the previous APC meeting, members had formed between meeting working groups to study a compilation of formal and informal housing documents. Chair Burton read out the homework presentation from distant APC member Christine Amabilino Hunt and then invited all other members to present their findings. A discussion between APC members and resource persons ensued.

Chair Burton welcomed Katherine Ronan, Secretary of the Hornby Island Community Economic Enhancement Corporation at 2:21 pm.

10. Next Steps and Timeline

APC members and some resource persons each chose a few housing subjects to investigate for discussion at the next meeting.

11. Next Meeting

The next APC meeting will be held at the Hornby Island Community Hall on Friday, January 14, 2022 between 1:00 and 3:00 pm. A second meeting is planned for January 28, 2022.

12. ADJOURNMENT

By general consent the meeting was adjourned at 2:58 pm.

Wendy Burton, Chair

Certified Correct:

Katherine Vogt, Recorder