



## **Minutes of the Hornby Island Advisory Planning Commission**

<b>Date of Meeting:</b>	<b>January 14, 2022</b>
<b>Location:</b>	<b>Hornby Island Community Hall and by Zoom 4305 Central Road, Hornby Island, BC</b>
<b>APC Members Present:</b>	<b>Wendy Burton, Chair Vicki Bale, Deputy Chair Joanne Ovitsland, Secretary Christine Amabilino Hunt, Member by Zoom Rob McCreary, Member by Zoom</b>
<b>Staff Present:</b>	<b>Katherine Vogt, Recorder by Zoom</b>
<b>Others Present:</b>	<b>April Lewis, Member of the Hornby Island Housing Society  Rudy Rogalsky, Member of the Board of the Hornby Island Community Economic Enhancement Corporation (HICEEC)  Raymond Therrien, Vice President of the Hornby Island Short Term Rental Association (HISTRA)</b>

### **1. CALL TO ORDER**

Chair Burton called the meeting to order at 1:05 pm. She welcomed all members and resource persons and acknowledged that the meeting was being held on the traditional territory of the Kòmoks First Nation and Pentlatch People. She noted that the meeting was a hybrid combination of in person and Zoom attendance. Quorum was achieved with 3 members of the Advisory Planning Commission (APC) attending in person.

### **2. APPROVAL OF AGENDA**

**By general consent**, the agenda was approved.

### **3. MINUTES**

#### **3.1 Hornby Island Advisory Planning Commission Draft Minutes dated November 26, 2021**

**By general consent**, the minutes were adopted.

Chair Burton welcomed Recorder Katherine Vogt by Zoom at 1:10 pm.

**4. BUSINESS ITEMS**

**a. Dingman report**

APC members had recently received, by email, information from Bylaw Enforcement Officer Warren Dingman regarding the extent of illegal housing and short-term vacation rental (STVR) infractions on Hornby Island.

**b. HISTRA resource person**

Chair Burton explained the present APC housing referral to new Resource Persons Raymond Therrien, Vice President of HISTRA and Rudy Rogalsky, the Hornby Island resident and Ratepayers' Association (HIRRA) appointee to the HICEEC Board.

Rudy Rogalski spoke on the problem of future possibilities for local housing being hampered by existing bylaws.

Raymond Therrien spoke on behalf of HISTRA and about his experiences as a local property manager.

**5. REPORT ON LTC MEETING OF DECEMBER 10, 2021**

**a. APC Terms of Appointment**

Chair Burton noted that planners had recently recommended to the Local Trust Committee that present APC appointees, whose terms expire on March 31, 2022, be offered the opportunity to be reappointed for another two -year term; and, that a notice for expressions of interest be posted for community members who may wish to be appointed to the APC. Presently, the APC has 5 members, but it allows up to 7 members.

**b. Draft Business Case: Kauer memo to LTC December 10, 2021**

Chair Burton noted that Regional Planning Manager Kauer was putting forth a business case for \$15,000 to hire a consultant to write the bylaws needed for future APC recommended changes to existing bylaws. If the business case is approved, the money will be available April 1, 2022. It was feasible that APC recommendations could be brought to Trustees for their April business meeting.

**6. DISCUSSION; PRELIMINARY SUGGESTIONS FOR RECOMMENDATIONS ON OCP AND LUB: HOUSING AND SHORT-TERM RENTALS**

Chair Burton noted that at the last APC meeting, APC members and resource persons had each chosen 2 or 3 housing issues to work on as homework for the next meeting. All members and Resource Person April Lewis were invited to present their findings.

**7. NEXT STEPS**

APC Members chose specific housing documents to focus on as homework for next meeting. Resource Persons were encouraged to skim all the housing documents for relevant information.

**8 CONFIRM MEETING OF JANUARY 28, 2022**

The next meeting date will be January 28, 2022 at 1:00 to 3:00 pm at the Hornby Island Community Hall.

**8 FEBRUARY MEETING DATES**

The February meeting dates will be February 11, 2022 and February 25, 2022 at 1:00 to 3:00 pm at the Hornby Island Community Hall

**10. ADJOURNMENT**

**By general consent**, the meeting was adjourned at 3:10 pm.

---

Wendy Burton, Chair

Certified Correct:

---

Katherine Vogt, Recorder