

Minutes of the Hornby Island Advisory Planning Commission

Date of Meeting:	January 28, 2022
Location:	Hornby Island Community Hall and by Zoom 4305 Central Road, Hornby Island, BC
APC Members Present:	Wendy Burton, Chair Vicki Bale, Deputy Chair Joanne Ovitsland, Secretary Christine Amabilino Hunt, Member by Zoom Rob McCreary, Member by Zoom
Staff Present:	Katherine Vogt, Recorder by Zoom
Others Present:	April Lewis, Member of the Hornby Island Housing Society Rudy Rogalsky, Member of the Board of the Hornby Island Community Economic Enhancement Corporation (HICEEC) Darren Bond, Hornby Water Stewardship Patrick Lui, Secretary of the Hornby Island Short Term Rental Association (HISTRA)

1. CALL TO ORDER

Chair Burton called the meeting to order at 1:02 pm. She acknowledged that the meeting was being held on the traditional territory of the Kòmoks and Pentlatch People and the Kòmoks First Nation. She welcomed all members, staff and resource persons and 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

The following items were presented for consideration to add to the agenda:

- Replace item 5 with 'Correcting Part 8.21(1) of the Hornby Island Land Use Bylaw No. 150.'
- Replace item 6 with 'Discussion of Unused Housing.'
- Move original items 5, 6, 7 and 8 forward.

By general consent, the agenda was approved.

3. MINUTES

3.1 Hornby Island Advisory Planning Commission Draft Minutes dated January 14, 2022

By general consent, the minutes were adopted.

Chair Burton noted that resource people were receiving APC agendas and minutes and could request that specific information be included in the minutes.

4. BUSINESS ARISING

Chair Burton reported that the APC was presently over budget by \$465.00 due to the costs of minute taking. However, as the APC budget is within a greater Local Trust Committee (LTC) budget of \$3300.00 for fiscal 2021/2022 that is still in the black, and as the LTC supports the present APC process, this spending should not be a problem.

Chair Burton reported that Bylaw Enforcement Manager Warren Dingman had recently sent by email the following information to the APC regarding open bylaw enforcement files on Hornby Island:

- There are currently 11 open files for short term vacation rentals (STVR) with eight of those opened in 2019 or after.
- 13 files opened in 2021 have been closed.
- Prior to proactive enforcement there were only six STVR files that were created for Hornby Island. Four of them are now closed.
- Currently there are 10 files open for unlawful dwellings with five open since 2019 and the last opened on July 25, 2021.

Chair Burton noted that this most recent email from Warren Dingman would be added to the public record.

5. CORRECTING PART 8.21(1) of the HORNBY ISLAND LAND USE BYLAW No. 150

Chair Burton noted that due to a longstanding error of omission first noted by the Local Trust Committee (LTC) in February of 2018, Section 8.21(1) of the Hornby Island Land Use Bylaw (LUB) No. 150 regarding the Site-Specific Public Use PU(a) zone excludes any housing activity and the activities at The Hornby Spark as permitted activities. The error could be rectified by the addition of 'Community Trade and Services including Associated Retail' to the Site-Specific PU(a).

APC members agreed to a fast-tracked recommendation without motion, and by consensus, to the LTC for their February, 2022 meeting, for the LTC to correct the clerical omission as soon as possible by adding 'Community Trade and Services including Associated Retail' to the Site-Specific PU(a).

6. DISCUSSION OF UNUSED HOUSING

Rudy Rogalsky spoke on the circumstance of a substantial number of housing units on Hornby Island being unoccupied and unused due to the property owners' fear of

breaking the law by renting out such units and their reluctance to reveal the existence of such units. Streamlining of Temporary Use Permits (TUP) to legitimize secondary dwellings is a possible solution.

7. DISCUSSION

Chair Burton invited all APC members and Resource Person April Lewis, to summarize and present the housing documents they had recently chosen from a compilation of 23 housing documents, to study in greater depth.

8. NEXT STEPS

APC members agreed to work on brainstorming housing and STVR recommendations for the next meeting. Chair Burton invited Resource Persons to bring general housing and STVR recommendations to the next meeting.

9. NEXT MEETING

The next meeting will be February 11, 2022 at the Hornby Island Community Hall between 1:00 and 3:00 pm.

10. ADJOURNMENT

By general consent, the meeting was adjourned at 3:00 pm.

Wendy Burton, Chair

Certified Correct:

Katherine Vogt, Recorder