



Minutes of the Hornby Island Advisory Planning Commission

- Date of Meeting:** February 11, 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

Sadie Chezenko, Member of the Hornby Island Housing Society

Rudy Rogalsky, Member of the Board of the Hornby Island Community Economic Enhancement Corporation (HICEEC)

Patrick Lui, Secretary of the Hornby Island Short Term Rental Association (HISTRA)

1. CALL TO ORDER

Chair Burton called the meeting to order at 1:05 pm. She gratefully acknowledged that the meeting was being held on the unceded territory of the Kòmoks First Nation and Pentlatch People. She welcomed everyone at the meeting.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved.

3. MINUTES

3.1 Hornby Island Advisory Planning Commission Draft Minutes dated January 28, 2022

By general consent, the minutes were adopted.

4. BUSINESS ARISING

Chair Burton reported that she had recently sent a letter of recommendation from the Advisory Planning Commission (APC) to Local Trust Committee (LTC), to ask that the LTC correct, as soon as possible, an error of omission regarding Section 8.21(1) of the Hornby Island Land Use Bylaw No. 150. In its current uncorrected form, the Bylaw does not legally permit the activities of The Hornby Spark or housing activity.

All APC members had previously come to agreement by email with the forwarding of this fast-tracked recommendation to the LTC except for one member who consented to it at the present meeting; and suggested that the entire section needed clarification and rewriting. Chair Burton responded that this suggestion could become one of the final recommendations to the LTC.

Secretary Ovitsland reported on a recent discussion with Bylaw Enforcement Officer, Daniel Schneider, regarding current activities and plans for enforcement measures on Hornby Island. Proactive enforcement of Short-Term Vacation Rentals (STVR)s was ongoing through surveillance of internet advertising; but site visits had been limited by a directive from Islands Trust and it was not known when that directive would change.

5. PRELIMINARY DISCUSSION OF RECOMMENDATIONS ON HOUSING AND SHORT-TERM RENTALS TO LOCAL TRUSTEES

Chair Burton invited everyone present at the meeting to participate in a brainstorming session to generate ideas for recommendations on housing and STVRs to local Trustees. She noted that the final formal APC recommendations, if adopted, would be crafted into bylaw language by outside professionals, so informal language was appropriate for brainstorming. She asked everyone to refrain from debate or criticism so that as many ideas as possible could be presented. Debate would be welcome at a later point in the process.

Chair Burton noted that land use bylaw changes apply to new properties and businesses while allowing for existing homes and businesses to maintain legal non-conforming status.

The brainstorming session ended at 2:33 pm for participants to walk around and review 41 proposed recommendations written on large sheets of newsprint.

Chair Burton reconvened the meeting at 2:39 pm.

6. NEXT STEPS

Chair Burton offered to transcribe the proposed recommendations as presently written into a word document to review before the next meeting. APC members agreed to each review the document and to each work on organizing, prioritizing, eliminating, and grouping the proposed recommendations. Members and resource persons were invited to use their own or another actual property, with identifying information excluded, as

an example property to illustrate how various of the proposed recommendations might apply.

APC members invited Patrick Lui to bring the informal, tentative, proposed recommendations to the HISTRA board for feedback and to explain to the board that changes to land use bylaws apply to new properties and businesses while existing properties and businesses can maintain legal non-conforming status.

Chair Burton thanked all resource persons for strengthening the APC process of gathering housing and STVR recommendations.

7. NEXT MEETING FEBRUARY 28, 2022

The next meeting was changed from February 28, 2022 to February 25, 2022 at 1:00 to 3:00 pm at the Hornby Island Community Hall. The following meeting will be on March 18, 2022.

8. ADJOURNMENT

By general consent, the meeting was adjourned at 2:57 pm.

Wendy Burton, Chair

Certified Correct:

Katherine Vogt, Recorder