



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

**Date of Meeting:** February 25, 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)  
  
Patrick Lui, Secretary of the Hornby Island Short Term  
Rental Association (HISTRA)

### **1. CALL TO ORDER AND WELCOME**

Chair Burton called the meeting to order at 1:03 pm. She gratefully acknowledged that the meeting was being held on the traditional territory of the Kòmoks and Pentlatch People. She welcomed everyone at the meeting.

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

The following item was considered for addition to the agenda:

- item b.) Local Trust Committee Meeting under item 4. a.).

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

### **3. MINUTES**

#### **3.1 Hornby Island Advisory Planning Commission Draft Minutes dated February 11, 2022 for adoption.**

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

### **4. BUSINESS ARISING**

**a.) Bylaw Enforcement Processes**

Secretary Ovitsland spoke on the need for equity and fairness regarding proactive bylaw enforcement.

**b.) Local Trust Committee**

Chair Burton reported that at the last Local Trust Committee (LTC) meeting of February 18, 2022, Trustees had thanked the Advisory Planning Commission (APC) and resource persons for their recent work; had maintained the current APC referral as a top priority; and had decided the following:

- to defer decision on the new Fees Bylaw No. 169 until the next LTC meeting on May 6, 2022 to give the APC more time to consider it.
- to request that planning staff determine if the clerical error in the Hornby Island Land Use Bylaw 150 Section 8.21(1) Public Use Zone (a) which precludes The Hornby Spark from operating in their present location and precludes the possibility for multi-family dwellings on a piece of community land is administrative or would involve a bylaw amendment.
- to add to the APC riparian areas referral: environmentally sensitive aquifer zones and errors in the way such zones have been previously mapped.
- To add to the APC riparian areas referral: investigation of swimming pool and other development impacts on slope stability in the area between Euston and Central Roads.

**5. DISCUSSION OF BRAINSTORM DOCUMENT: HOUSING AND STR**

Rudy Rogalsky offered that the Hornby Island Community Economic Enhancement Corporation (HICEEC) board would be creating a policy statement around housing at a special board meeting that would be sent to Chair Burton.

Patrick Lui offered to send to Chair Burton a copy of his notes of comments and concerns on the draft housing and STR recommendations that the Hornby Island Short Term Rental Association (HISTRA) board members had recently expressed.

APC members and resource persons proceeded to work on, through discussion, eliminating or categorizing each of the 41 brainstormed housing and STR draft recommendations into one of the following 7 categories: Housing – Density; Short Term Rentals; Temporary Use Permits; Administrative; Zoning; Definitions; and Advocacy.

**6. NEXT STEPS**

Chair Burton offered to send to every APC member and resource person a new document itemizing all 41 draft recommendations, with eliminated recommendations highlighted and saved recommendations categorized, so that APC members could begin to focus on final recommendations. APC members and resource persons were invited to send recommendation responses directly to the Chair to be included in a final recommendations draft from which Chair Burton and Member Bale would write preliminary final recommendations for APC consideration at the next meeting.

April Lewis offered that she would wait for the refined draft recommendations document to share with members of the Hornby Island Housing Society for their input for the APC.

**7. NEXT MEETING MARCH 18, 2022**

The next meeting will be on March 18, 2022 at 1:00 to 3:00 pm at the Hornby Island Community Hall.

**8. ADJOURNMENT**

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

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Wendy Burton, Chair

Certified Correct:

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Katherine Vogt, Recorder