



Minutes of the Hornby Island Advisory Planning Commission

- Date of Meeting:** March 18, 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 by Zoom
Christine Amabilino Hunt, Member by Zoom
Rob McCreary, Member
- Staff Present:** Katherine Vogt, Recorder by Zoom
- Others Present:** 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)
- Approximately two (2) members of the public

1. CALL TO ORDER AND WELCOME

Chair Burton called the meeting to order at 1:06 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 items were considered for addition to the agenda:

- Retitle Item 4 as Business Arising; move 4 a.) to 4 b.) and make 4 a.) Visitor Accommodation at the Thatch.
- Under Item 5, add 5 a.) Discussion of Housing and STR Draft Recommendation Email Responses
- Under Item 5 a.), add 5 b.) Discussion of Housing and STR Draft Recommendations.

By general consent, the agenda was approved as amended.

Chair Burton noted that masks were no longer provincially mandated for public meetings.

3. MINUTES

3.1 Hornby Island Advisory Planning Commission Draft Minutes dated February 25, 2022 for adoption.

By general consent, the minutes were adopted as presented.

4. BUSINESS ARISING

a.) Visitor Accommodation at the Thatch

Chair Burton reported on a recent informal discussion with Regional Planning Manager, Heather Kauer regarding the visitor accommodation designation for the condominiums being developed at the Thatch, noting the following:

- Visitor accommodation is a defined term governed by already existing regulations for short term rentals (STR)s.
- There is a section in the Land Use Bylaws (LUB)s specifically for the Hornby Island Resort which includes the Thatch, and these bylaws may need to be revised.
- The Thatch condominiums are being developed for private sale.

b.) Municipal and Regional District Tax on Hornby Island

Rudy Rogalsky, member of the Board of the Hornby Island Community Economic Enhancement Corporation (HICEEC), gave a presentation on the Municipal and Regional District Tax (MRDT) initiative, also called a pillow tax, being introduced on Hornby Island, noting the following:

- In 2018 the MRDT program changed from being primarily a tourist promotion revenue source to allowing for the use of revenues from online accommodation platforms to be used for affordable housing initiatives.
- HICEEC applied for the right to receive and use the collected MRDT taxes in 2018 after approval by the Comox Valley Regional District (CVRD).
- HICEEC consulted with 6 primary tourism stakeholders on Hornby Island as per the MRTD application regulations that required HICEEC to develop a 5-year plan and a 1- year plan to be approved by Destination BC.
- Estimates of revenue from the tax on Hornby Island ranges from \$50,000 to \$90,000 dollars, to be remitted to HICEEC monthly, with some of the money to go towards summer workers housing and a portion possibly being used for tourist promotion.

5. DISCUSSION OF DRAFT RECOMMENDATIONS: HOUSING AND STR

a.) Discussion of Housing and STR Draft Recommendation Email Responses

Chair Burton noted that three emailed documents were received after the third draft of the housing and STR recommendations was completed: one from Patrick Lui, Secretary of the Hornby Island Short Term Rental Association

(HISTRA), dated March 15, 2022, which contained the notes of HISTRA member responses to the APC draft housing and STR recommendations, expressed at their March 14, 2022 board meeting; one from the Hornby Island Housing Society (HIHS) dated March 16, 2022 containing general recommendations for affordable housing; and one from Rudy Rogalsky, representing HICEEC, regarding recent government approval of the new MRDT Hornby Island pillow tax dated March 2, 2022.

Chair Burton honored that the Hornby Island Official Community Plan (OCP) represents the best thinking of the local community at the time it was created and last reviewed in 2014.

b.) Discussion of Housing and STR Draft Recommendations

Chair Burton noted that if any of the Advisory Planning Commission (APC) recommendations moved forward to be crafted into bylaw language, the APC would have no authority over their final iteration, nor would the APC be allowed a voice at the community consultation portion of the bylaw process.

APC members discussed the third draft of the housing and STR draft recommendations.

6. NEXT STEPS

Chair Burton noted that Member Amabilino Hunt would not be seeking to stay on past the term of her appointment at the end of March and thanked her for her wonderful contributions to the APC.

Chair Burton noted that the agenda deadline for the next Local Trust Committee meeting of May 6, 2022 was April 15, 2022.

7. NEXT MEETING

The next meeting will be on March 29, 2022 at 2:00 to 4:00 pm at the Hornby Island Community Hall.

8. ADJOURNMENT

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

Wendy Burton, Chair

Certified Correct:

Katherine Vogt, Recorder