

ADOPTED

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
SPECIAL BUSINESS MEETING
TUESDAY, MARCH 29, 2011 AT 3:30 PM
AT ROOM TO GROW, HORNBY ISLAND COMMUNITY SCHOOL
SOLLANS ROAD, HORNBY ISLAND BC**

PRESENT: Tony Law Local Trustee and Acting Chair
Fred Hunt Local Trustee
Brodie Porter Island Planner and Recorder (via telephone)

There was one (1) member of the public in attendance and Hornby Island Local Trust Committee Chair Louise Bell listened by telephone but did not participate in the meeting.

1. **CALL TO ORDER**

Acting Chair Law called the meeting to order at 3:30 pm. and advised that minutes were recorded via a telephone link,

2. **APPROVAL OF AGENDA**

The agenda was approved by consensus with the following additions:

- Add 3.2 Official Community Plan Review
- Add 3.3 HO-RZ-2009.2 Hornby Island Resort Ltd.

3. **NEW BUSINESS**

3.1 *Preparations for Upcoming Community Information Meetings*

13.1.1 *Options to Present at Community Information Meetings*

The Local Trust Committee discussed options for the upcoming community information meetings to be held on April 2, 4 and 6th, 2011 regarding Vacation Home Rentals and the review of the Official Community Plan. Discussion focused on community comment about perceptions of the Vacation Home Rental review including:

- Questioning why there is need to change the status quo;
- Options to enhance the status quo; and

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- Role of home occupations, bylaw enforcement policy and other policies and regulations in addressing vacation home rentals.

Discussion then focused on presenting information at the upcoming community information meetings on background leading to the current discussions and options to enhance the status quo. A draft information sheet was reviewed and edits suggested. The document was approved by consensus for use at the community information meetings.

HO-014-2011 It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee present the following suggested approach to vacation home rentals at the upcoming community information meetings and to solicit comments from the community:

1. to amend the Official Community Plan to better reflect the community's relationship with vacation home rentals while retaining a policy to enable vacation home rentals as a home occupation;
2. to amend the Land Use Bylaw to allow vacation home rentals as a home occupation where a resident is living on the lot;
3. to amend the Official Community Plan and the Land Use Bylaw to include designations and guidelines to enable consideration of temporary use permits for vacation home rentals; and
4. that given finite resources available for enforcement activities and in order to ensure the most effective results for enforcement activities vacation home rentals that have one or more of the following characteristics will be subject to enforcement:
 - a. where there is a written complaint of a health, safety or nuisance issue;
 - b. where renters are being accommodated other than in a dwelling unit; and
 - c. where more than one dwelling on Hornby Island is being used by the same owner as a vacation home rental.

CARRIED

3.2 *Official Community Plan Review*

The Local Trust Committee reviewed the final edits and by consensus requested staff to identify in the covering Note To Reader that there is a separate discussion process with respect to vacation home rentals. Staff was requested to prepare a clean draft without tracking changes or comment boxes for presentation on the website.

3.3 *HO-RZ-2009.2 Hornby Island Resort Ltd.*

It was noted that Trustees had received some additional information from the public since the public hearing had been held regarding proposed bylaws 140

ADOPTED

and 141 and that such information has influenced some of the thoughts of at least one Trustee with respect to proposed bylaw 141. The Local Trust Committee asked staff for further advice on a process with respect to this rezoning application given these circumstances.

4. ADJOURNMENT

Acting Chair Law adjourned the meeting at 5:05 pm.

Minute Taker

Chair