

**HORNBY ISLAND LOCAL TRUST COMMITTEE
PUBLIC HEARING RECORD
REGARDING**

**PROPOSED BYLAW NO. 145, CITED AS “HORNBY ISLAND LAND USE BYLAW
NO. 86, 1993, AMENDMENT NO. 1, 2012”**

**HELD AT 1:15 PM ON FRIDAY, APRIL 27, 2012
AT THE NEW HORIZONS
1765 SOLLANS ROAD, HORNBY ISLAND, BC**

<u>PRESENT:</u> David Graham	Chair
Alex Allen	Local Trustee
Tony Law	Local Trustee
Sonja Zupanec	Island Planner
Vicky Bockman	Recorder

There were twenty-one (21) members of the public in attendance.

Chair Graham opened the Public Hearing at 1:15 pm.

1. CHAIRPERSON'S OPENING STATEMENT AND PUBLIC HEARING NOTICE

Chair Graham read the opening statement and stated that no further submissions would be received by the Local Trust Committee after the conclusion of the Public Hearing.

Planner Zupanec stated that the Notice of Public Hearing had been posted at the library, advertised in the local newspaper and made available to the public. She called attention to a reference binder with information relating to proposed Bylaw No. 145 available for viewing by the public.

2. PROPOSED BYLAW NO. 145

Planner Zupanec presented proposed Bylaw No.145 cited as “Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2012”. She outlined the bylaw process and gave the date of the first reading.

3. BYLAW REFERRAL

Planner Zupanec reported that proposed Bylaw No. 145 had been referred to Islands Trust Bylaw Enforcement and a response was received that the interests were unaffected by the bylaw.

4. STAFF REPORT

Planner Zupanec stated that there is one staff report regarding proposed Bylaw No. 145 dated March 5, 2012 which has been available to the public and is in the reference binder for information.

5. PUBLIC HEARING SUBMISSIONS

Written submissions received as of April 26, 2012 were available in the reference binder for public perusal.

Chair Graham opened the floor for oral submissions.

Dale Chase, 7500 Central Road – stated he has always been opposed to this process, however acknowledged that it has been approached reasonably and that the limits on guests and the required signs are an improvement. He expressed his hope that the bylaw enforcement policy will be reasonable.

Bob Bishop, 7500 St. John's Point Road – expressed his opposition to this amendment as he said that it is prejudiced against those living close to the road where property is exposed and because it will not permit his staying in his trailer while renting out his cottage.

Elsbeth Armstrong, 5455 Porpoise Crescent – stated she is opposed to proposed Bylaw 145, objecting to the consecutive months requirement. She indicated that she would prefer to see vacation home rentals as a legal, permitted use year-round with no time restrictions.

Larry Pierce, 6160 Central Road – stated his opposition to proposed Bylaw 145 as well as to Bylaws 142 and 143. He expressed his opinion that if only operations creating actual problems will be subject to bylaw enforcement, then that should be written into the bylaw.

Janet LeBlancq, 3240 Gunpowder Trail – stated that she is in favour of both the bylaw that allows vacation home rentals on Hornby as well as proposed Bylaw No. 145. She commented that she sees the need for vacation home rentals and does not want them to operate for more than five months in a year.

Fred Hunt, 5175 Seawright Road – stated that he is opposed to proposed Bylaw No. 145 on the basis of residential zoning. He expressed his opinion that he supports the limiting of the permitted use of vacation home rentals to five consecutive months from May to September as it protects the residential nature of neighbourhoods. He cautioned that the future effect of permitting rentals during the winter as well as summer is unknown and could include reducing the pool of rental housing for the community. He added that commercial operators can provide accommodation during the off-season. He also said he would like the text of proposed regulation 3.23.2 to be clearer, perhaps by inserting "lawful" before "dwelling unit".

Donna Tuele, 3975 Slade Road – stated her opposition to the proposed amendment. She indicated that she objects to the requirement for the five months of permitted vacation home rental to be consecutive. She also commented that she is opposed to not permitting operators to move into tents or campers in order to rent their homes. She remarked that permitting owners to stay in tents or campers would be economically helpful and allow many people to remain on Hornby Island as well as providing the benefit of having the owner on the property which is the most suitable situation.

Alpen Kelly, 7555 Central Road – expressed opposition to the proposed bylaw as she believes that renters should have no restrictions on when they can rent and should be able to stay in a tent or camper while renting their home. She added that not everyone is economically able to have a second dwelling on their property.

Elsbeth Armstrong, 5455 Porpoise Crescent – stated that her reason for opposing the proposed Bylaw No. 145 is that an Islands Trust goal is to keep the islands for the public and allowing year around vacation home rentals would be filling a need and fulfilling that part of the Trust Act.

6. RELEVANT MINUTES

The record of the Section 26 Resolution Without Meeting record was available in the binder provided for public perusal.

7. BACKGROUND INFORMATION

The record of referrals and responses received relating to Bylaw No. 142 and Bylaw No. 143 was available in the binder provided for public viewing.

Chair Graham called three times for further submissions on proposed Bylaw No. 145 Cited as “Hornby Island Land Use Bylaw No. 86, 1993, Amendment No. 1, 2012”. There were no further submissions.

Chair Graham closed the Public Hearing at 1:46 pm.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD.

Recorder

Date