



**Hornby Island
Local Trust Committee
Public Hearing Record**

REGARDING PROPOSED BYLAW NOS. 149 AND 150

DATE OF PUBLIC HEARING: Friday, July 11, 2014
LOCATION: New Horizons
1765 Sollans Road, Hornby Island, BC

MEMBERS PRESENT: David Graham, Chair
Alex Allen, Local Trustee
Tony Law, Local Trustee

STAFF PRESENT: Rob Milne, Island Planner
Vicky Bockman, Recorder

MEDIA AND OTHERS PRESENT: Approximately nine (9) members of the public

1. CALL TO ORDER

Chair Graham called the Public Hearing to order at 3:30 pm. He welcomed the public and introduced himself, the Local Trustees, staff and recorder. He explained the purpose of the Public Hearing, read the opening statement, and pointed out the location of the Public Hearing reference binder and copies of the bylaws for the public's perusal.

2. PROPOSED BYLAW NOS. 149 AND 150

Planner Milne pointed out the location for placement of written submissions. He read the Notice of Public Hearing and summarized the agency referrals and responses. He reported that two submissions had been received with respect to these proposed bylaws since the Public Hearing binder was prepared and prior to the beginning of this meeting and advised that these were available to the public as well.

3. PUBLIC COMMENTS

Chair Graham asked if there were any in the audience who wished to comment or provide written submissions on proposed Bylaw Nos. 149 and/or 150.

The following public submissions were heard:

Dianne Chouke, 2650 A Central Road – commented that Syzygy zoning regulation 8.7 does not include vacation suites as a permitted use however it was her understanding through discussion with Trustees and her follow-up correspondence that this would be added to the subsection. She observed that regulation 3.11 Temporary Dwelling does not include provisions for temporary housing for relatives or affordable housing and she had thought that it would be specified there. She stated that other than these points, she supports the proposed bylaws.

John Heinegg speaking on behalf of Hornby Island Community Economic Enhancement Corp. (HICEEC), 2115 A Sollans – expressed concern about the local data on vacation rental housing being used to create these bylaws. He recognized the importance of accurate data and questioned how the Islands Trust plans to collect the data on the effects of these guidelines for the review and possible need for revision in the future. He questioned whether the data would be available to the general public and offered HICEEC's assistance in collecting the data.

Fred Hunt, 5175 Seawright Road – acknowledged the lengthy process and work that went into the preparation of these bylaws and expressed his appreciation to the Local Trust Committee for their work in this regard. He stated that the vacation home rental regulations had been created with extensive input to provide the community with clarity on the practice and underscored the importance of enforcement of these regulations.

Carol Quin, 4950 Seawright Road – observed that while the bylaws have grown in length and complexity, the number of people familiarizing themselves with the changes and becoming involved in the process has diminished.

4. ADJOURNMENT

Chair Graham asked three times for additional submissions and hearing none the meeting was closed at 3:45 pm.

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

Vicky Bockman, Recorder