



**HORNBY ISLAND
ADVISORY PLANNING COMMISSION**

AGENDA

Wednesday, March 10, 2021 at 1:00 – 3:00 pm
On Zoom. See link below

	<i>Approx. Time*</i>
1. CALL TO ORDER AND WELCOME	1:00 PM
2. APPROVAL OF AGENDA	1:05
3. MINUTES <i>Minutes dated February 11, 2021 for adoption</i>	1:10
4. BUSINESS ARISING	1:20
5. Discussion of Draft Review and Comment for LTC	1:35
6. Next meeting time and Adjournment	3:00

*Approximate Time is provided for the convenience of the public only and is subject to change without notice

Details about entering Zoom meeting

Topic: APC March Meeting

Time: Mar 10, 2021 01:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89973864273?pwd=N1FYZEIHbXhzbk9sd2hyRTVGUWd2UT09>

Meeting ID: 899 7386 4273

Passcode: 665699



Minutes of the Hornby Island Advisory Planning Commission

Date of Meeting: Thursday, February 11, 2021

Location: By Zoom

APC Members Present: Wendy Burton, Chair
Daniel Siegel, Deputy Chair
Christine Amabilino Hunt, Member
Vicki Bale, Member
Rob McCreary, Member
Kim Fagerlund, Member

Staff Present: Katherine Vogt, Recorder by Zoom

Regrets: Joanne Ovitsland, Secretary

Others Present: 3 members of the public

1. CALL TO ORDER

Chair Burton called the meeting to order at 1:01 pm and acknowledged being a guest on the traditional territory of the Pentlatch and K'omox people and expressed commitment to learning more about the history of how the Pentlatch and K'omox people used the land, and how they preserved and guarded it.

Chair Burton advised that Member Ovitsland had sent her regrets; and, that 3 members of the public were expected to attend the meeting as silent observers.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved.

3. MINUTES

3.1 Hornby Island Advisory Planning Commission Draft Minutes dated January 7, 2021.

By general consent, the minutes were adopted.

4. BUSINESS ARISING

Chair Burton noted that Island Planner Sonja Zupanec would be available to attend the next Hornby Island Advisory Planning Commission (HOAPC) meeting in March.

5. RESPONSES TO QUESTIONS ABOUT BY-LAWS

Chair Burton noted that:

- Planner Ian Cox had responded to questions around the commercial agricultural properties that had no bylaws associated with their operations, explaining that these properties were in the Agricultural Land Reserve (ALR) and that if their owners wanted to pursue activities that were not presently allowed under ALR regulations, that they could petition for permission through the ALR process; but, attempting to apply Islands Trust bylaws to ALR regulated land was complicated.
- Planner Cox had clarified that businesses in the Ringside market were under the same regulations as those governing the Co-op.
- Member Ovitsland had recently spoken to Trustee Alex Allan about the Thatch development and could report back to the group at the next HOAPC meeting in March.

Chair Burton offered to research the public documents available on ALR regulations and report back to the group for the next HOAPC meeting in March.

6. OVERVIEW OF DRAFT ALIGNMENT DOCUMENT (Wendy Burton and Vicki Bale)

APC members discussed the Draft Alignment Document that Chair Burton and Member Bale had recently compiled to aid in the APC endeavor to align bylaw infractions and fine amounts to foundational principals of the Hornby Island Official Community Plan (HOOCP).

Chair Burton advised that she had requested from Bylaw Enforcement Manager Warren Dingman, a list of all Hornby Island bylaw infractions for which there was no corresponding fines and that he had agreed to have a list compiled for the next HOAPC meeting in March.

APC members noted the following for further consideration:

- the possibility that one infraction could set off multiple simultaneous infractions and fines. It was suggested that Island Planner Sonja Zupanec could help clarify this concern.
- that bylaws and the bylaw enforcement fine process could be confusing for many residents.

7. PRELIMINARY RECOMMENDATIONS

It was suggested by APC members that the Draft Alignment Document convey the following:

- That maximum fines be applied for significant infractions that contradict the very important foundational principals of the HOOCP and that lesser fines be applied to other lesser infractions; and that maximum fines keep pace with provincial increases; and that lesser fines rise proportionately to the maximum fines.
- Clerical irregularities.
- Warren Dingman's list of bylaws without attached penalties.
- A summary introductory narrative to Schedule A for the benefit of public understanding.
- An observation that the cutting of trees is unregulated.
- Suggestions for a web-based user-friendly property infraction information site.

Member Bale left the meeting at 2:00 pm

Chair Burton and Member Siegel offered to compile a formal APC recommendation draft document by February 20, 2021.

8. NEXT MEETING TIME AND ADJOURNMENT

The next meeting of the Hornby Island APC will be Wednesday March 10, 2021 between 1:00 pm and 3:00 pm by Zoom.

By general consent, the meeting was adjourned at 2:19 pm.

Wendy Burton, Chair

Certified Correct:

Katherine Vogt, Recorder

DRAFT