



Islands Trust

## **Your Island Trustees' Report**

Alex Allen and Tony Law

We had a full business meeting on July 17, advancing several bylaws (details below).

### **Official Community Plan (Proposed Bylaw 149)**

We held two public hearings on Bylaw 149 (in April and September 2014), with the second one in response to issues raised by K'omoks First Nation of which we amended. The OCP was submitted for Ministerial approval. We understand that the approval process can now proceed on the basis of some further wording changes being made to address First Nations' interests. We have made the required amendments to Bylaw 149. Because these only involve information notes and with no changes to the policies that were subject to the previous public hearings, we have decided to waive a third public hearing. We will be giving further consideration of the OCP Bylaw at our August 14 meeting.

### **Land Use Bylaw (Proposed Bylaw 150)**

We gave a Third Reading to the revised LUB following a public hearing in July 2014. The Committee decided to make some minor amendments (this bylaw cannot be adopted until the OCP Bylaw 149 has been adopted). One amendment involved removing the "no subdivision" requirement in the site-specific zoning for the ISLA property. This would allow ISLA to create a bare land strata subdivision so that house sites can be leased to individual homeowners and enable homeowners to obtain a mortgage. ISLA will retain ownership of the whole property.

"Community Trades and Services" and "Hostel" are permitted in the "Public Use" zone in our current LUB but were inadvertently left out of the proposed bylaw. Amendments have been made to Bylaw 150 to address these omissions. Because these involve a change of use, we will be holding a public hearing in either August or October.

A third set of changes involve removing references to liquor sales as a component of the permitted "retail" use in our main commercial zones. This change reflects the wording of the current LUB. (We understand that no additional rural agency store can be established on Hornby Island and that the government has a moratorium on new retail liquor stores until 2022.)

### **Riparian Areas Regulation Implementation (RAR) - Bylaws 150 and 151**

We have been considering two bylaws (that would amend the new OCP and LUB) to achieve compliance with provincial requirements for the regulation of Riparian areas. These bylaws were prepared following professional watershed studies and community consultation. One outstanding issue was concern about the inclusion of roadside ditches as Riparian areas. At our July meeting we considered a staff report, referral responses from agencies, comments from a senior ecosystem biologist with the Province (who affirmed the provincial requirement to include identified ditches) and further public input. We decided to add another exemption in Bylaw 151, which will exempt any development that is more than 15 metres from a nonfish-bearing roadside ditch from permitting requirements. The two proposed bylaws will now be subject to public hearing scheduled at our next LTC meeting August 14 (location to be determined).

### **Development Approval Information Bylaw**

We decided to proceed with a draft bylaw that would allow us to obtain information on the anticipated impact of proposed activities or development on the community, and to provide a degree of certainty and consistency in the nature and content of reports required from applicants. We were pleased with changes to the draft which clarifies that only information specific to the potential impacts of a proposed development would be required. Readings of this particular bylaw will have to be considered by the Islands Trust Council, likely in September.

**Next Local Trust Committee Meeting: August 14, TBD 11:30am**

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**Meeting notification service: <http://islandstrust.bc.ca/meetingnotify.cfm>**