



Hornby Island Local Trust Committee

Regular Meeting Revised Agenda

Date: August 3, 2018
Time: 11:30 am
Location: Room to Grow
2100 Sollans Road, Hornby Island, BC

Pages

- | | | | |
|-----|---|---------------------|---------|
| 1. | CALL TO ORDER | 11:30 AM - 11:30 AM | |
| | "Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change." | | |
| 2. | APPROVAL OF AGENDA | | |
| 3. | TOWN HALL AND QUESTIONS | 11:30 AM - 11:40 AM | |
| 4. | COMMUNITY INFORMATION MEETING - none | | |
| 5. | PUBLIC HEARING - none | | |
| 6. | MINUTES | 11:40 AM - 11:45 AM | |
| 6.1 | Local Trust Committee Minutes dated June 8, 2018 - for adoption | | 4 - 12 |
| 6.2 | Section 26 Resolutions-Without-Meeting Report dated July 25, 2018 | | 13 - 13 |
| 6.3 | Advisory Planning Commission Minutes - none | | |
| 7. | BUSINESS ARISING FROM MINUTES | 11:45 AM - 12:10 PM | |
| 7.1 | Follow-up Action List dated July 25, 2018 | | 14 - 16 |
| 7.2 | Local Trust Committee Procedure Bylaw - Electronic Meetings - Staff Report | | 17 - 23 |
| 8. | DELEGATIONS | 12:10 PM - 12:20 PM | |
| 8.1 | Hornby Island Housing Society (HIHS) regarding the Beulah Creek Land | | |
| 9. | CORRESPONDENCE | | |
| | <i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i> | | |

-----BREAK----- 2:20 PM TO 12:30 PM

TOWN HALL FOR COMMENTS ON APPLICATIONS

10.1	HO-ALR-2018.2 (Fletcher & May) - Staff Report	24 - 35
10.2	HO-DP-2018.2 (Hornby Island Resort) - Staff Report	36 - 48
10.3	HO-DP-2018.1 and HO-DVP-2018.1 (Fredbeck-Fords Cove Marina) - Memorandum	49 - 68

11. LOCAL TRUST COMMITTEE PROJECTS

1:15 PM - 2:00 PM

11.1	Vacation Home Rental Community Education and Bylaw Compliance Campaign - verbal update	
11.2	Land Use Bylaw Amendments - Staff Report	69 - 153
11.3	Groundwater Protection and Water Conservation Project - Staff Report	154 - 158
11.4	Community Housing - for discussion	
11.4.1	<u>Hornby Island Housing, 2018 - Discussion Paper (Trustee Law)</u>	159 - 164

12. REPORTS

2:00 PM - 2:15 PM

12.1	Work Program	
12.1.1	<u>Top Priorities Report dated July 25, 2018</u>	165 - 165
12.1.2	<u>Projects List Report dated July 25, 2018</u>	166 - 167
12.1.3	<u>Hornby LTC 2014-2018 Term Goal Setting Session</u>	168 - 170
12.1.4	<u>Work Program - Suggestions for Discussion</u>	171 - 172
12.2	Applications Report dated July 25, 2018	173 - 178
12.3	Trustee and Local Expense Report - none	
12.4	Adopted Policies and Standing Resolutions	179 - 179
12.5	Local Trust Committee Webpage	
12.6	Chair's Report	
12.7	Trustee Reports	
12.8	Electoral Area Director's Report - none	
12.9	Islands Trust Conservancy Report - none	

- 13. NEW BUSINESS** **2:15 PM - 3:00 PM**
- | | | |
|-------------|--|-----------|
| 13.1 | Trust Programs Committee - Service Integration - Briefing | 180 - 180 |
| 13.2 | Housing Needs Assessment Report - Northern Region of Islands Trust - Staff Report | 181 - 325 |
| 13.3 | Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail License Application Fees - Staff Report | 326 - 332 |
| 13.4 | Cannabis Production in the Agricultural Land Reserve (ALR) - for discussion | 333 - 333 |
| 13.5 | <i>Ferry Service - Capacity Challenges on Route 22 - Discussion Paper (Trustee Law)</i> | 334 - 336 |
| 13.6 | Islands Trust Conservancy - Regional Conservation Plan Briefing | 337 - 340 |
| 13.7 | <i>Helicopters - Discussion</i> | |
- 14. UPCOMING MEETINGS**
- | | | |
|-------------|--|--|
| 14.1 | Next Regular Meeting Scheduled for September 28, 2018 at 11:30 am at Room to Grow, The Hornby Island Resource Centre, 2100 Sollans Road, Hornby Island, BC | |
|-------------|--|--|
- 15. TOWNHALL**
- 16. CLOSED MEETING** **3:00 PM - 3:20 PM**
- | | | |
|-------------|--|--|
| 16.1 | Motion to Close the Meeting

<i>That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1)(a), (d) and (f) and s.90(2)(b) for the purpose of considering appointment of Advisory Planning Commission members; Adoption of In-Camera Meeting Minutes dated April 27, 2018; Bylaw Enforcement and for consideration of Confidential Information and that the recorder and staff attend the meeting.</i> | |
| 16.2 | Recall to Order | |
| 16.3 | Rise and Report | |
- 17. ADJOURNMENT** **3:20 PM - 3:20 PM**

Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: June 8, 2018
Location: Room to Grow
2100 Sollans Road, Hornby Island, BC

Members Present: Laura Busheikin, Chair
Alex Allen, Local Trustee
Tony Law, Local Trustee

Staff Present: Teresa Ritemann, Planner 2
William Shulba, Senior Freshwater Specialist (via telephone)
Vicky Bockman, Recorder

Others Present: Approximately four (4) members of the public

1. CALL TO ORDER

"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."

Chair Busheikin called the meeting to order at 11:31 am. She acknowledged that the meeting was being held in First Nations territory, welcomed the public and introduced Trustees, staff and recorder.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

Move agenda item 13.1 to follow 8.1

Add 10.1.1 Agriculture on Hornby Island-Background information from Trustee Law

Add 13.5 Intergovernmental Meeting with K'omoks First Nation

By general consent the agenda was adopted as amended.

3. TOWN HALL AND QUESTIONS - none

4. COMMUNITY INFORMATION MEETING - none

5. PUBLIC HEARING - none

6. MINUTES

6.1 Local Trust Committee Minutes dated April 27, 2018 for Adoption

The following amendments to the minutes were presented for consideration:

- Page 1, item 1, second line change "in the territory of the Coast Salish First Nations." to: "in First Nations territory."

- Page 9, item 13.8, first line change “Trustee Allen had no report.” to: “Trustee Allen deferred his report.”

By general consent the minutes were adopted as amended.

6.2 Section 26 Resolutions-without-meeting - none

6.3 Advisory Planning Commission Minutes - none

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List dated May 31, 2018

Planner Ritemann provided updates with the following noted:

- Comox Valley Regional District (CVRD) is discussing plans for the old Fire Hall with the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRO); a timeline for its repurposing is unknown at this time;
- Staff are awaiting response from Telus regarding options in the event of loss of inter-island connections; and
- The BC Treaty Commission is unable to commit to an on-island educational event at this time; however, they are reviewing options for a Trust-wide approach to education. General educational resources have been requested by staff as a resource in the interim.

7.2 First Nations and Housing Issues – Memorandum

Trustees discussed the memorandum. There was no action taken.

8. DELEGATIONS

8.1 Presentation by Ellen Leslie and Dr. John Cox regarding Hornby Water Stewardship - A Project of Heron Rocks Friendship Centre Society

Dr. Cox advised that Ellen Leslie was not able to attend today. He presented an update on a Hornby Water Stewardship Project, “Hornby Water Plan”, that has been created in conjunction with Hornby Island Community Economic Enhancement Corporation (HICEEC).

He outlined the background of the steps taken in the creation of the plan, progress to date, and pointed out that minimal work has been carried out in the important component of conducting detailed mapping of surficial deposits for incorporation into the hydrogeological model of the island.

He submitted the paper “Hornby Water Plan Update to Local Islands Trust Committee 8 June 2018” for the record; and requested that the Local Trust Committee (LTC) pass a resolution for a Project Charter to address data gaps and provide a literature review of water and geological research on Hornby Island.

Discussion followed with Trustees asking questions and acknowledging that there are many aspects to this complex issue that warrant consideration.

Senior Freshwater Specialist Shulba joined the meeting by telephone at 12:10 pm.

13.1 Hornby Water Planning – Memorandum

Senior Freshwater Specialist Shulba presented the Memorandum that provides background on Hornby Island water planning and options for collaboration and advancement of local water conservation objectives with the following noted:

- Investigating recommendations made by the 2002 groundwater geochemistry study prepared for the Islands Trust was suggested;
- A three-dimensional hydrogeological model of Hornby Island has been created and well capture zones have been completed which could be useful in providing detailed analysis of essential information; and
- The LTC was asked to consider advancing the “Groundwater Protection and Water Conservation Tools” project to the Top Priorities List to advance local water conservation objectives and policies.

Trustees discussed this proposal with the following key points noted:

- Observation was made that various groundwater issues are in need of consideration;
- This project corresponds with the recently passed Trust Council resolution to look at ways to proactively address climate change; and
- This initiative would provide an opportunity to utilize the work that has already been done in this area and the expertise of the Senior Freshwater Specialist and Dr. John Cox, Surficial Geologist and local community member, to assist in filling data gaps.

By general consent item 12.1.1 was moved to follow item 13.1.

12.1.1 Top Priorities Report dated May 31, 2018

Trustees discussed the current Top Priorities, identified the ongoing nature of particular items, and proposed changes that might be made to manage the List in an effective manner.

HO-2018-027

It was MOVED and SECONDED,

that the Top Priorities List be amended as follows:

- Remove “Relationship building with K’omoks First Nation;
- Remove “Communication with residents/owners”; and
- Add Groundwater Protection and Water Conservation.

CARRIED

HO-2018-028

It was MOVED and SECONDED,

that staff be requested to prepare a work plan and budget for the Groundwater Protection and Water Conservation priority that includes consolidation of existing information, required research to address key knowledge gaps, and recommendations for next steps.

Senior Freshwater Specialist Shulba pointed out that a relevant workshop event is in the planning stages and might be considered for inclusion in the work plan.

CARRIED

Senior Freshwater Specialist Shulba left the meeting at 12:24 pm.

A Trustee questioned the status of Top Priority “Land Use Bylaw Amendments”. Planner Rittemann responded that she will review the amendments requiring attention and will draft a Project Charter for this activity and report back to the LTC.

9. CORRESPONDENCE - none

Correspondence received concerning current applications or projects is posted to the LTC webpage

By general consent the meeting was recessed at 12:27 pm and reconvened at 12:42 pm.

10. APPLICATIONS AND REFERRALS

10.1 HO-ALR-2018.1 (Colin) - Staff Report

Planner Rittemann summarized the staff report regarding an application to subdivide a parcel located within the Agricultural Land Reserve (ALR) to create two parcels, noting that the *Agricultural Land Commission Act* requires that the Hornby Island LTC decide whether or not to forward the application to the Agricultural Land Commission (ALC) for consideration.

The applicant was in attendance and was invited to speak. She read a statement with background, purpose and reasons to support forwarding the application to the ALC for consideration.

A recently received piece of correspondence in support of this application was read by the applicant and was submitted for the record.

Trustee Law reviewed background information regarding agriculture on Hornby Island and noted changes that have occurred over time in subdivision trends of ALR lands.

Trustees discussed the circumstances of this application with the following points noted:

- The application is not consistent with policies of the Official Community Plan (OCP); however, mitigating factors were considered;
 - the property was originally two lots with the proponent consolidating both lots into the current parcel in 1997;
 - there is a history of smaller lots being actively farmed on Hornby Island;
 - this would encourage farming; and
- Letters of support received were acknowledged.

HO-2018-029

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee request staff to forward HO-ALR-2018.1 to the Agricultural Land Commission with the following comments:

- The Hornby Island Official Community Plan recognizes the importance of retaining large parcels of farmland to balance the significant number of smaller lots; however, most active and productive farms on Hornby Island are on smaller lots;
- This proposal would involve reverting to the original configuration of two parcels, both over 10 acres before they were consolidated by the proponent;
- This would enable access to farmland by a family that proposes to farm at a time when access to farmland is challenging on Hornby Island;
- The proponent states that this subdivision would support farming taking place on both lots;
- Background information about agriculture on Hornby Island is attached; and
- A map of existing Agricultural Land Reserve properties on Hornby Island is attached.

Discussion ensued with the following comments:

Chair Busheikin acknowledged her support of this resolution from a land use planning perspective given that the parcel was previously two properties; and she recognized that small farms are a logical approach to farming on the Gulf Islands.

Trustee Law noted that this resolution is based on supporting farming and the argument that the parcel was previously two parcels, prior to the applicant consolidating them.

The question on the motion was called.

CARRIED

10.1.1 Agriculture on Hornby Island-Background information from Trustee Law

Received.

10.2 Denman Island Bylaw Referral Request for Review and Response regarding Bylaw Nos. 228 and 229

HO-2018-030

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee provided the following responses to bylaws referred by Denman Island Local Trust Committee:

- Bylaw No. 228 – Interests Unaffected
- Bylaw No. 229 – Interests Unaffected.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Vacation Home Rental Community Education and Bylaw Compliance Campaign - verbal update

Planner Ritemann described the research that is ongoing to identify and map general locations of Vacation Home Rentals on Hornby Island; and commented on options being considered for the communication and educational component of the campaign.

12. REPORTS

12.1 Work Program

12.1.2 Projects List Report dated May 31, 2018

Received.

12.1.3 Hornby LTC 2014-2018 Term Goal Setting Session

Received.

12.1.4 Work Program - Suggestions for Discussion

Trustees discussed possible strategies to advance consideration of some of the issues that are not on the Top Priorities List. They expressed support for a discussion of housing options in a special session that would not necessarily involve staff resources.

By general consent agenda item 13.3 was moved to follow 12.1.4.

13.3 Hornby Island Land Use Bylaw Housekeeping Amendments - for Discussion

Trustees requested staff input on the potential timeline for Top Priority "Land Use Amendments". Planner Ritemann responded that there were unknowns that would make an estimation of completion of the Land Use Amendments Priority difficult at this time.

Trustees considered the addition of a fourth item on the Top Priorities List to accommodate a discussion of housing options, indicating that the activity and evaluation of options would be the responsibility of Trustees.

HO-2018-031

It was MOVED and SECONDED,

that the Top Priorities List be amended by adding the following item:

Description:	Exploration of housing needs
Activity:	Local Trust Committee discussion of the Housing Needs Assessment and of existing and potential housing opportunities on Hornby Island
Responsibility:	Alex Allen, Tony Law, Laura Busheikin
Target Date:	August 3, 2018.

CARRIED

12.2 Applications Report dated May 31, 2018

Received.

12.3 Trustee and Local Expense Report dated March, 2018

Received.

12.4 Adopted Policies and Standing Resolutions

Received.

12.5 Local Trust Committee Webpage

No changes were requested.

12.6 Chair's Report

Chair Busheikin reported on the following:

- Executive Committee has been busy preparing for the next Trust Council (TC) on Saturna Island; items of interest include the following:
 - Housing Needs Assessment
 - Draft Telecommunications Strategy
 - Committee structures proposal
 - Islands Trust Act amendments
 - ALC Chair will be at TC
 - A letter from the Chair on behalf of TC to the Prime Minister expressing firm opposition to the Trans Mountain Pipeline expansion;
- She met with MLA Fraser in her role as Denman Island Trustee and will be meeting with him again in her capacity as Hornby Island Chair;
- She attended the Baynes Sound/Lambert Channel Forum.

12.7 Trustee Reports

Trustee Law reported on the following:

- The Baynes Sound/Lambert Channel Forum;
- A meeting that occurred with Fisheries & Oceans Canada (DFO) to discuss the herring fishery;
- A meeting regarding the Hornby Island Water Plan;
- He was not able to attend the Ferry Advisory Committee (FAC) meeting, however, did provide information and follow-up for the meeting;
- He provided input regarding Hornby Island for the Housing Needs Assessment;
- He met with the Ministry of Transportation and Infrastructure (MOTI).

Trustee Allen reported on the following:

- He has had many phone calls and discussions with members of the public recently;
- He will be attending the K'omox First Nation Intergovernmental meeting.

12.8 Ferry Advisory Committee - Verbal Report

Trustee Law provided a report on items discussed at the FAC that included the following:

- Arguments were presented for retaining the 8:00 am priority loading in response to BC Ferries' consideration of discontinuing the practice:
- The schedule changes that have been implemented are considered to be a "pilot" project by BC Ferries; communication will be necessary to emphasize how important

it is to the community to retain those schedule improvements. The upcoming meeting with MLA Fraser will be an opportunity to discuss this.

12.9 Meeting with Ministry of Transportation & Infrastructure - Verbal Report

Trustee Law reported on the recent meeting with MOTI staff that included the following points:

- The timing of the culvert replacement on Beulah Creek was discussed. The culvert is in danger of collapse and if it is necessary to replace it in the summer, then consideration of a late summer timeframe was requested;
- Spraying of gravel roads for dust control was discussed; and
- Road line painting is scheduled for next year; however, there is some chance it may occur earlier.

12.10 Electoral Area Director's Report - none

12.11 Trust Fund Board Report dated May, 2018

Trustee Law reported that the Trust Fund Board is pleased to have received notice that the name change to Islands Trust Conservancy has been approved and that a process to implement the name change in a two-staged approach has been created.

13. NEW BUSINESS

13.2 Electronic Meetings - Staff Report

HO-2018-032

It was MOVED and SECONDED,

that the Hornby Island Local Trust Committee requests staff to draft a bylaw to amend Hornby Island Local Trust Committee Meeting Procedure Bylaw No. 118, 2004 to enable electronic meetings, as a non-priority item.

CARRIED

13.4 Meeting the MLA - Verbal Update

Trustees discussed topics for discussion at the upcoming meeting with MLA Fraser that included the following:

- BC Ferries schedule
- Housing
- Marine issues
- First nations relationship building

13.5 Intergovernmental Meeting with K'omoks First Nation

Trustees discussed arrangements in preparation for the upcoming Intergovernmental meeting with K'omoks First Nation.

14. UPCOMING MEETINGS

14.1 Next Regular Meeting Scheduled for August 3, 2018 at 11:30 am at Room to Grow, The Hornby Island Resource Centre, 2100 Sollans Road, Hornby Island, BC

Trustees confirmed the next regular meeting date, time, and location.

15. **TOWNHALL - none**
16. **CLOSED MEETING - none**
17. **ADJOURNMENT**

By general consent the meeting was adjourned at 2:28 pm.

Laura Busheikin, Chair

Certified Correct:

Vicky Bockman, Recorder



Islands Trust

Hornby Island

Print Date: July 25, 2018

Resolutions Without Meeting

Resolution #	Action	Resolution Description	Resolution Date
2018-02	In Favour	That the Hornby Island Local Trust Committee request that a joint letter be sent from the Hornby and Denman Island Local Trust Committees to thank the K"omoks First Nation for the opportunity to participate in the recent intergovernmental engagement meetings.	27-Jun-2018

Follow Up Action Report

Hornby Island

02-Dec-2016

Activity	Responsibility	Target Date	Status
Komoks Relationship Building: Staff be requested to develop an Event Plan with respect to Hornby and Denman LTCs working together for an initial Komoks community and First Nation long-term, sustainable relationship building event. Staff to also discuss environmental mapping (ecosystems, eel grass, forage fish) KFN staff as a step in relationship-building.			On Going

01-Dec-2017

Activity	Responsibility	Target Date	Status
Staff to organize two or more community dialogue sessions focused on First Nations and related topics of interest, to be facilitated by Hornby island community members, and to invite First Nations who have asserted rights and title on Hornby Island to participate			On Going

09-Feb-2018

Activity	Responsibility	Target Date	Status
Staff to investigate options with service providers in the event of loss of inter island connections. Staff to update the LTC at the August 3 LTC meeting	Teresa Rittemann	03-Aug-2018	Done
Staff to include info about upcoming First Nations inter-governmental meetings on Latest News webpage.	Teresa Rittemann	31-Jul-2018	Done

Follow Up Action Report

27-Apr-2018

Activity	Responsibility	Target Date	Status
Include the Hornby Island Local Trust Committee Section as drafted, for inclusion in the 2017-2018 Annual Report for approval by Trust Council and submission to the Minister of Municipal Affairs and Housing.	David Marlor	30-Jun-2018	Done
Staff to update the LTC at the June 8 LTC meeting regarding opportunities for on-island Treaty education provided by the BC Treaty Commission.	Teresa Rittemann	08-Jun-2018	Done

08-Jun-2018

Activity	Responsibility	Target Date	Status
Planning Staff to forward application HO-ALR-2018.1 (Colin) to the ALC with comments, as per the minutes of the 8-Jun-2018 LTC meeting.	Penny Hawley Jaime Dubyna		On Going
Staff to respond to Denman LTC regarding proposed Bylaws 228 and 229, that the Bylaw Referral Form Response from the Hornby LTC be "Interests Unaffected by Bylaw" for BL 228 and 229.	Marnie Eggen		On Going
Staff to draft a bylaw to amend Hornby Island LTC Meeting Procedure Bylaw No. 118 to enable electronic meetings.	Ann Kjerulf	03-Aug-2018	On Going
Staff to draft a Project Charter for the Groundwater Protection and Water Conservation project, including draft budget and present to the LTC at next meeting.	William Shulba	03-Aug-2018	On Going
Staff to draft a Project Charter for the Land Use Bylaw Amendment project	Teresa Rittemann Madeleine Koch	03-Aug-2018	On Going



Follow Up Action Report



DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
SUBJECT: Hornby Bylaw No. 156 - Electronic Meetings

RECOMMENDATION

1. That the Hornby Island Local Trust Committee Bylaw No. 156, cited as "Hornby Island Local Trust Committee Meeting Procedure Bylaw, 2004, Amendment No. 1, 2018", be read a first time.
2. That the Hornby Island Local Trust Committee Bylaw No. 156, cited as "Hornby Island Local Trust Committee Meeting Procedure Bylaw, 2004, Amendment No. 1, 2018", be read a second time.
3. That the Hornby Island Local Trust Committee Bylaw No. 156, cited as "Hornby Island Local Trust Committee Meeting Procedure Bylaw, 2004, Amendment No. 1, 2018", be read a third time.
4. That the Hornby Island Local Trust Committee Bylaw No. 156, cited as "Hornby Island Local Trust Committee Meeting Procedure Bylaw, 2004, Amendment No. 1, 2018", be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

REPORT SUMMARY

The Hornby Island Local Trust Committee (LTC) is asked to consider giving readings to Bylaw No. 156, cited as "Hornby Island Local Trust Committee Meeting Procedure Bylaw, 2004, Amendment No. 1, 2018", and subsequently to forward the bylaw to the Executive Committee for approval, prior to consideration of adoption.

BACKGROUND

Draft Bylaw No. 156 is included as Attachment 1, and for comparison, current Meeting Procedure Bylaw No. 118 is included as Attachment 2.

ANALYSIS

Policy/Regulatory

Islands Trust Electronic Meetings Regulation

The Regulation confirms that:

- a "trust body" includes a local trust committee;
- a special meeting of a local trust committee may be conducted entirely by means of electronic or other communication facilities, or

- a member of a local trust committee who is unable to attend at a meeting of the local trust committee may participate in the meeting by means of electronic or other communication facilities;
- members of a local trust committee who are participating in a meeting conducted in accordance with the regulation are deemed to be present at the meeting; and
- an amendment of the LTC procedures bylaw is required to authorize electronic meetings or electronic participation in meetings.

Local Government Act

Sections 225 (1) and (2) establish general requirements for what must be included in procedures bylaws and states that at least 5 days' notice in advance of a meeting must be given to trustees where a procedures bylaw amendment is being introduced.

Community Charter

Section 127(2) sets out how notice of special meeting must be given and applies to notice of special electronic meetings as well. Sections 6 and 7 of Bylaw No. 156 provide details on how such notice must be given.

Issues and Opportunities

Adoption of the meeting procedure bylaw amendment would allow trustees to attend meetings via electronic means in accordance with the provisions or terms of the bylaw, such as:

- The ability of all LTC members to participate electronically at a special meeting (s. 17);
- The ability of not more than one member of the LTC to participate electronically at a regular meeting; note that this member could be the chair (s. 19);
- An individual member of the LTC cannot participate by electronic means in two consecutive regular LTC meetings (s. 20);
- The restrictions regarding 1) the number of LTC members that may participate electronically at a regular meeting, and 2) participation in two consecutive regular meetings may be waived by unanimous resolution of the LTC (s. 21);
- Where any LTC member is participating in an open meeting through electronic communication facilities, the facilities must enable all meeting participants and the public to hear, or watch and hear, all meeting participants and must provide notice when participants join or leave the meeting (s. 24 and 25);
- During an electronic meeting that is open to the public, a designated staff member must physically attend at the meeting location specified in the notice of meeting (s. 26);
- Notice of a special electronic meeting must include notice of the way in which the meeting is to be conducted and the place where the public may attend to hear, or watch and hear the proceedings.
- The draft bylaw also clarifies who can chair a meeting, including an electronic meeting. The current procedure bylaw lacks this clarity.

Statutory Requirements

LTC administrative bylaws are required to be approved by the Executive Committee prior to adoption. No public hearing is required.

Rationale for Recommendation

Staff is of the opinion that Bylaw No. 156 will provide the LTC with flexibility to conduct business electronically when necessary. The staff recommendation is outlined on page 1 of the report.

NEXT STEPS

Assuming concurrence with the recommended resolutions, Bylaw No. 156 would be forwarded to the Executive Committee for consideration. Once approved by the Executive Committee, Bylaw No. 156 could then be adopted at the following Local Trust Committee Meeting.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	August 3, 2018
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ATTACHMENTS

1. Draft Bylaw No. 156
2. (Current) Meeting Procedure Bylaw No. 118

A Bylaw to Amend the Hornby Island Local Trust Committee Meeting Procedure Bylaw

The Hornby Island Local Trust Committee, being the Local Trust Committee having jurisdiction in respect of the Hornby Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. Hornby Island Local Trust Committee Meeting Procedure Bylaw No. 118, 2004, is amended as follows:
 - 1.1 By deleting section 3. In its entirety and replacing it with the following:

"3. At the first regular meeting of the first year and the last meeting of each of the subsequent calendar years, following a general election, or by Resolution Without Meeting, the Local Trust Committee shall establish a schedule of the date, time and place of regular Local Trust Committee meetings for the following calendar year, of which there shall be at least two, and the schedule shall be posted on a notice board on island that is accessible to the public and in the Northern Office of the Islands Trust."
 - 1.2 By deleting section 10 in its entirety and replacing it with the following:

"10. In the event that neither the Chairperson nor the alternate member of the Local Trust Committee appointed by the Chair of the Trust Council is present within one half hour of the scheduled time of a regular or special meeting, the Director of Local Planning Services, or his or her designate, shall call the meeting to order and the remaining trustees shall determine which of them shall act as Chairperson."
 - 1.3 In Section 6, second line of the paragraph, delete the word "day" and insert the word "date".
 - 1.4 By adding the following new sections after section 16, and by renumbering section 17 and section 18 to become section 29 and section 30 respectively:

"ELECTRONIC MEETINGS

17. A special meeting of the Local Trust Committee to deal with urgent new business may be conducted entirely by means of audio or audio-visual electronic communication facilities if a majority of the members of the Local Trust Committee have agreed by resolution that the meeting may be conducted in this way and provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
18. An individual Local Trust Committee member who is not at the physical location of a special Local Trust Committee meeting or a regular Local Trust Committee meeting may choose to participate by means of audio or audio-visual electronic communication facilities, provided the Deputy Secretary has received sufficient notice and can make the necessary arrangements.
19. At a regular Local Trust Committee meeting, not more than one Local Trust Committee member may participate by means of electronic communication facilities.
20. An individual member of the Local Trust Committee may not participate by means of electronic communication facilities in two consecutive regular meetings of the Local Trust Committee.

DRAFT

21. The Local Trust Committee may waive the restrictions in sections 19 and 20 by unanimous resolution, provided the waiver does not conflict with provincial legislation and regulation that enables electronic meetings.
 22. Local Trust Committee members who use electronic communication facilities to participate in a meeting conducted in accordance with this bylaw are deemed present at the meeting.
 23. A member of the Local Trust Committee may begin participation in a meeting by electronic communication facilities after the meeting has been called to order.
 24. Where a member of the Local Trust Committee is participating in a meeting through electronic communication facilities, the facilities must enable all meeting participants to hear, or watch and hear, each other and must provide notice when participants join or leave the meeting.
 25. Where a member of the Local Trust Committee is participating in a meeting through electronic communication facilities, the facilities must enable the public to hear, or watch and hear, all meeting participants at a place specified in the meeting notice, unless the meeting has been properly closed to the public.
 26. For the duration of an electronic meeting that is open to the public, the Director of Local Planning Services, or his or her designate, must attend at the place specified in the meeting notice.
 27. If communication is lost to one or more electronic participants during a meeting:
 - 27.1 the affected participants will attempt to reestablish the link and, in the interim, will be deemed to have left the meeting, and this will be recorded in the minutes;
 - 27.2 if there is not a quorum, the Local Trust Committee Chair or person presiding will call a recess until the link is reestablished; and
 - 27.3 if, after 15 minutes, a link cannot be reestablished and there is not a quorum of Local Trust Committee members, the meeting will be deemed adjourned and the item under discussion at the time of loss of communication will be added to the next Local Trust Committee meeting agenda.
 28. The costs of electronic participation in a Local Trust Committee meeting will be borne by the Denman Island Local Trust Committee if the Local Trust Committee member is participating from a location within Canada or has otherwise received the approval of the majority of Local Trust Committee members."
2. This bylaw may be cited as "Denman Island Local Trust Committee Meeting Procedure Bylaw No. 156, Amendment No. 1, 2018".

READ A FIRST TIME THIS DAY OF , 2018

READ A SECOND TIME THIS DAY OF , 201X

READ A THIRD TIME THIS DAY OF , 201X

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS DAY OF , 201X

ADOPTED THIS DAY OF , 201X

CHAIRPERSON

SECRETARY

**HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 118, 2004**

A bylaw to establish procedures for meetings of the Local Trust Committee

The Hornby Island Local Trust Committee, being the local trust committee having jurisdiction in respect of the Hornby Island local trust area under the *Islands Trust Act*, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as "Hornby Island Local Trust Committee Meeting Procedure Bylaw No. 118, 2004".

MEETINGS AND NOTICE OF MEETINGS

2. The first regular meeting of the Local Trust Committee shall be held on a date to be determined by the Local Trust Committee by Resolution Without Meeting following a general local election.
3. At the first regular meeting of the first year and at the last regular meeting of the first and second year following a general election, or by Resolution Without Meeting, the Local Trust Committee shall establish a schedule of the date, time and place of regular Local Trust Committee meetings for the following calendar year, of which there shall be at least two, and the schedule shall be posted on a notice board on island that is accessible to the public and in the Victoria Office of the Islands Trust.
4. Public notice of the availability of the regular meeting schedule at the place specified in Section 3 shall be given at least once a year by publication in a newspaper circulating in the local trust area.
5. Each local trustee shall provide to the Secretary of the Islands Trust a telephone number and mailing address for the purpose of receiving notices of Local Trust Committee meetings, and notice shall be deemed to have been sufficiently given to the local trustee if the notice is delivered to the trustee's mailing address or given to the trustee in person.
6. Any two members of the Local Trust Committee may call a special meeting by giving notice of the day, time, place and purpose of the meeting to the third member of the Committee by telephone or written notice delivered to the trustee at least 48 hours before the time of the meeting, and by posting the notice at the place specified in Section 3, except that notice to Local Trust Committee members may be waived by unanimous vote.
7. If the Chairperson is not one of the members calling the special meeting, the members calling the special meeting shall, prior to doing so, advise the Chairperson of the calling of the meeting and consider the Chairperson's representations, if any, regarding the calling of the meeting.
8. Regular and special meetings of the Local Trust Committee shall be open to the public, except where the Committee has stated by resolution in open meeting that the meeting or portion of the meeting is to be closed to the public, and has stated the statutory basis on which it is to be closed.
9. A quorum of the Local Trust Committee is two members.
10. In the event that the Chairperson is not present within one half hour of the scheduled time of a regular or special meeting, the Director of Local Planning Services or his or her designate shall call the meeting to order and the remaining trustees shall determine which of them shall act as Chairperson.

MINUTES

11. The Director of Local Planning Services or his or her designate shall legibly record the minutes of the meetings of the Local Trust Committee, and shall record any resolutions without meeting. After the minutes of a meeting have been adopted, the Director or his or her designate shall certify the minutes as correct and the Chairperson or other trustee who presided at the meeting shall sign the minutes.
12. The minutes shall record every resolution of the Committee including every resolution closing a meeting to the public, the reading and adoption of every bylaw, and every declaration made in relation to a conflict of interest.

MEETING PROCEDURE, RESOLUTIONS AND BYLAWS

13. Any question of meeting procedure that is not provided for in this Bylaw, the *Islands Trust Act*, the *Local Government Act*, the *Community Charter*, or regulations under either of those statutes, shall be resolved in accordance with the most current edition of *Robert's Rules of Order*.
14. Resolutions shall be in writing, may be moved by any member of the Local Trust Committee, and need not be seconded.
15. Bylaws shall be in writing, may be read by title only, provided that each member of the Local Trust Committee is in possession of a complete copy of the proposed bylaw at the meeting, and may be adopted on a motion to that effect at a regular or special meeting. Bylaws may be read a first time, and may be adopted, by resolution without meeting.
16. The Chairperson of the Local Trust Committee or other trustee who presided at the meeting at which it was adopted, and the Secretary of the Islands Trust shall sign every bylaw adopted by the Local Trust Committee, and the Secretary shall keep a certified copy of the bylaw at the principal office of the Islands Trust.

EXECUTION OF DOCUMENTS

17. The Chairperson and one other member of the Local Trust Committee may execute any document on behalf of the Local Trust Committee once the Committee has authorized the execution of the document.

18. "Hornby Local Trust Committee Meeting Procedures Bylaw No. 95, 1997" is repealed.

READ A FIRST TIME THIS	20TH	DAY OF	FEBRUARY	, 2004.
READ A SECOND TIME THIS	20TH	DAY OF	FEBRUARY	, 2004.
READ A THIRD TIME THIS	20TH	DAY OF	FEBRUARY	, 2004.
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	10TH	DAY OF	MARCH	, 2004
ADOPTED THIS	22ND	DAY OF	MARCH	, 2004.

CHAIRPERSON

SECRETARY

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File No.: HO-ALR-2018.2
(Hoerburger for Fletcher &
May – Williams)

DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: Madeleine Koch, Planner 2
Northern Team
COPY: Ann Kjerulf
SUBJECT: Agricultural Land Reserve Application No. HO-ALR-2018.2
Applicant: Steven Hoerburger
Location: 4755 Fowler Road; 1605 Ostby Road; and 4555 Fowler Road

RECOMMENDATION

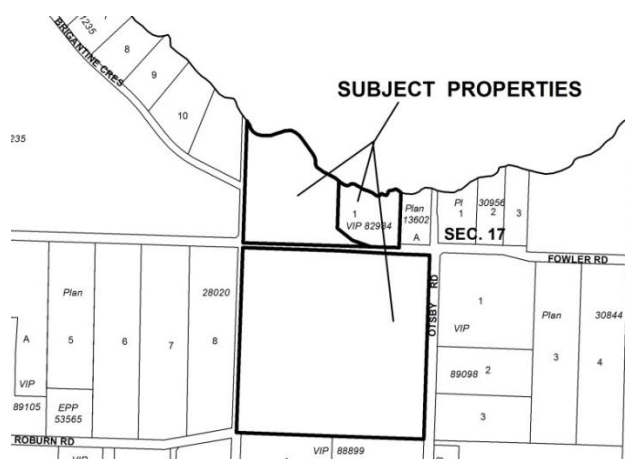
1. That the Hornby Island Local Trust Committee forward application HO-ALR-2018.2 to the Agricultural Land Commission with no recommendation

REPORT SUMMARY

The Hornby Island Local Trust Committee (LTC) is asked to forward application HO-ALR-2018.2 to the Agricultural Land Commission (ALC) with no recommendation. This report describes the nature of application HO-ALR-2018.2, including a description of the process and approvals necessary to complete the subdivision proposal, and an analysis of the potential agricultural impacts and benefits.

BACKGROUND

The three subject properties are 1.5, 5.2, and 15.38 hectares in area and located in the Agricultural Land Reserve (ALR) on the north side of Hornby Island. The two smaller subject properties are individually owned by the May-Williams family and the Fletcher family, while the large subject property is co-owned by both families. This application is part of the owners' second attempt to reconfigure the properties to facilitate their farm plans.



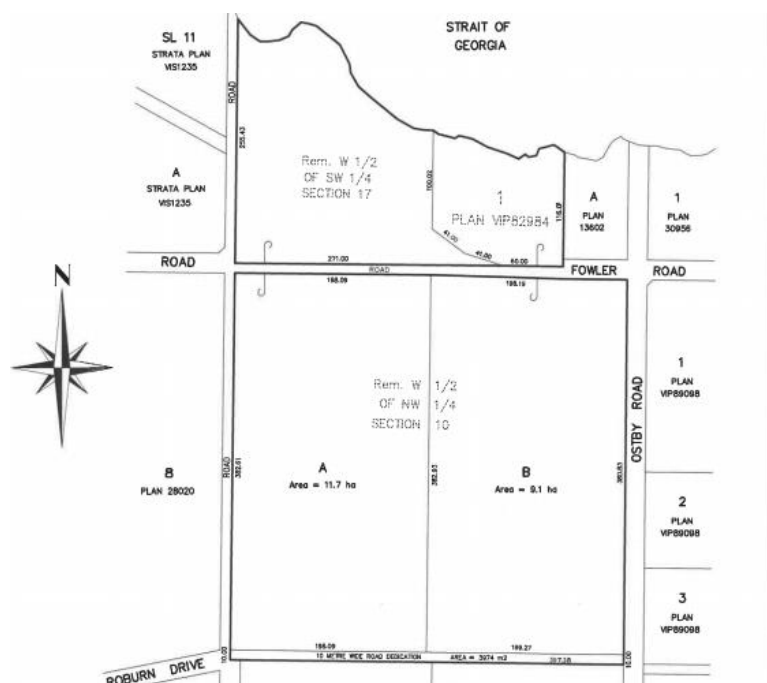
Existing lot configuration (Attachment 1)

The owners' initial subdivision application included a proposal to formally close the unbuilt portion of Fowler Road that separates the properties. This proposal was denied in light of an Official Community Plan (OCP) policy that discourages closure of unused road rights-of-way. At that time, the applicants were advised that they could request a variance to Section 6.8 of the Hornby Island Land Use Bylaw, which states: *No additional lot which is divided into two or more portions by a highway or another lot may be created by subdivision.*

Since their initial application, the applicants have attempted a number of approaches to advance their plans, including making a development variance permit (DVP) application. They have encountered a series of regulatory requirements that must be navigated in order to proceed, including this ALC application. Further detail on the DVP application is included under the "Policy/Regulatory" heading of this report.

THE PROPOSAL

The applicants propose to reconfigure the three subject properties in such a way that the total number of lots is reduced to two, with each lot being intersected by Fowler Road (Attachment 2). This proposal also includes a new 10 metre wide road dedication along the southern property lines, to address an anticipated subdivision condition from the Ministry of Transportation and Infrastructure.



Proposed lot configuration (Attachment 2)

ANALYSIS

Impact on Agriculture

The owners state that the purpose of the proposal is to facilitate their farm plans (Attachment 3 – ALC Application Excerpts; Attachment 4 – Livingland Farm Plan). Some elements of their farm plans are already progressing, even though a lot line adjustment has not taken place, which begs the question: is a lot line reconfiguration necessary to carry out the farm plans? Staff asked one of the owners that question, and they indicated that other options for carrying out the farm plans without subdividing were explored, but they discovered challenges, including barriers to obtaining farm classification for taxation purposes.

Proposals for lot line reconfigurations should be carefully considered, as these tend to be permanent changes that can impact future land use patterns. Based strictly on the proposed lot configurations and permitted density, the proposal presents somewhat of a dilemma when analysed based on commonly accepted planning theory for agricultural land. Larger lots are generally considered to have greater agricultural capability, and smaller lots to have less agricultural capability. Smaller lots are also considered more likely to be used for residential purposes, which can conflict with farming uses that produce noise and odour.

By certain measures, the proposal promotes agricultural productivity, but by others, it discourages agricultural productivity. The following lists indicate some of the more substantial considerations from a planning theory perspective:

Potential Impacts

- A large agricultural lot with no residential development would be dissolved, which, according to general planning theory, would constitute an impact on agricultural capability
- The proposed new lots would be fragmented by the Fowler Road right of way. This has the potential to either reduce the agriculturally viable portion of each proposed lot to the areas south of Fowler Road, or force the two segments of each lot to act as separate, smaller farms (particularly if the road is constructed in the future)

Potential Benefits

- One small, residentially-oriented lot in the ALR would be dissolved into larger lots, which, according to general planning theory, would constitute a benefit to agricultural capability
- At least one potential residential density unit would be dissolved (at present, the 15.38 hectare lot is bare land but has potential for at least one dwelling and possibly more, subject to ALC approval). The proposed configuration would leave no further residential development potential beyond the two existing houses (one house is located on each of the waterfront lots).

Policy/Regulatory

Development Variance Permit Application

The applicant has an active application for a DVP to facilitate this proposal (HO-DVP-2017.3). The application proposes to vary the following sections of the land use bylaw:

- 6.8(1) – to allow new lots intersected by a highway
- 6.9(1) – to allow creation of new lots with frontage on more than one highway
- 8.5(6) – to vary the minimum lot area

The DVP application is being held in abeyance until the result of this ALR application is known.

Official Community Plan:

The OCP contains the following relevant objectives and policies related to lands in the Agricultural designation:

Objectives:

(1) to support continuing agricultural use of land and associated activities;

(2) to ensure that the use of land in the Agricultural designation does not compromise the capability of the land for future food production

(3) to encourage retention of large parcels of land for agriculture

Policies:

6.4.1.1 For any subdivision of properties designated Agriculture a minimum parcel size of 16 hectares (39.5 acres) should be.

6.4.1.4 On parcels 3.5 hectares (8.6 acres) or greater the following should be permitted:

- a) one dwelling with a secondary suite within the dwelling; or*
- b) two dwellings, with the second dwelling limited in size, and if the land is in the Agricultural Land Reserve the second dwelling should only be permitted if the second dwelling is necessary for farm use as determined by the Local Trust Committee in consultation with a Provincial Regional Agrologist and is otherwise consistent with the Agricultural Land Reserve related enactments; or if authorized as a non-farm use by the Agricultural Land Commission.*

The OCP contains the following relevant objectives and policies for lands in the ALR.

Objectives:

(1) to retain land with potential for agriculture;

(2) to ensure that agricultural land in the land reserve is not degraded

Policies:

6.4.2.3 The minimum parcel size within the Agricultural Land Reserve designation should be 16 hectares (39.5 acres) but smaller lots may be created where a portion of a parcel has been leased to another farm operation for at least the five previous consecutive years and such subdivision is approved by the Agricultural Land Commission.

Rationale for Recommendation

It is recommended that the proposal be forwarded to the ALC with no recommendation for the following reasons:

- 1) At present, the proposed subdivision cannot be supported by the LTC because it does not comply with the LUB and no DVP has been issued to authorize the subdivision as proposed. If the ALC approves this application, that would not preclude the LTC from considering the DVP application and either approving or denying it;
- 2) As demonstrated in the Analysis section, it is unclear to staff whether the proposed lot reconfiguration constitutes an impact or a benefit to agriculture. The ALC has enhanced professional capacity to evaluate the merits of this proposal. If it is determined by the ALC that the proposal would benefit agriculture, that would support staff and the LTC in their analysis of subsequent applications (i.e. the DVP and subdivision applications).

ALTERNATIVES

1. Forward to the Agricultural Land Commission with a recommendation to deny the application

That the Hornby Island Local Trust Committee forward application HO-DVP-2017.3 to the Agricultural Land Commission with a recommendation to deny the application.

2. Do not forward the application to the Agricultural Land Commission

That the Hornby Island Local Trust Committee not forward application HO-DVP-2017.3 to the Agricultural Land Commission.

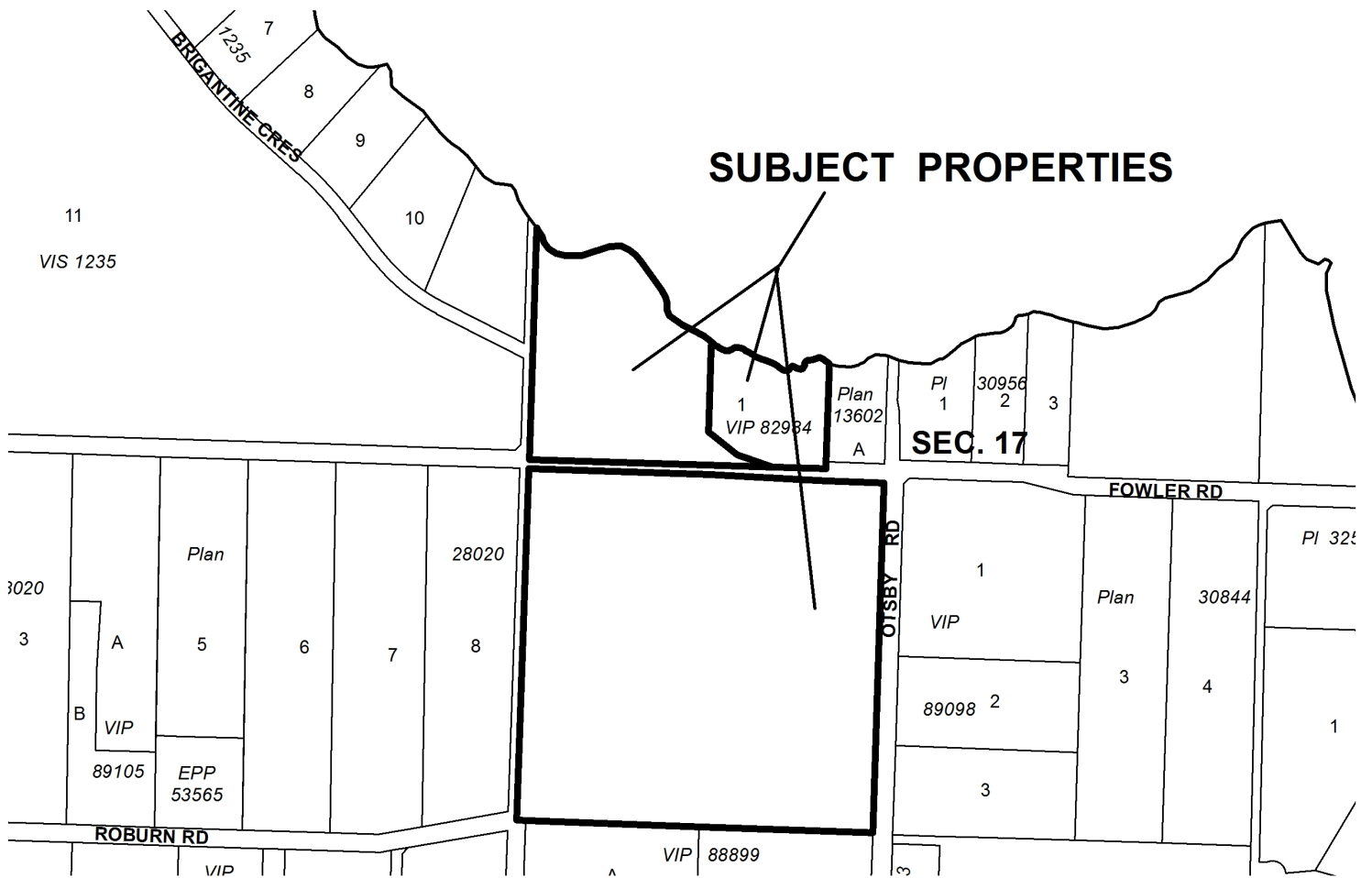
NEXT STEPS

If the recommendation is supported, staff will forward the application to the ALC, with a copy of this staff report and a citation of the LTC resolution enclosed.

Submitted By:	Madeleine Koch, MCIP, RPP Planner 2	July 25, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 25, 2018

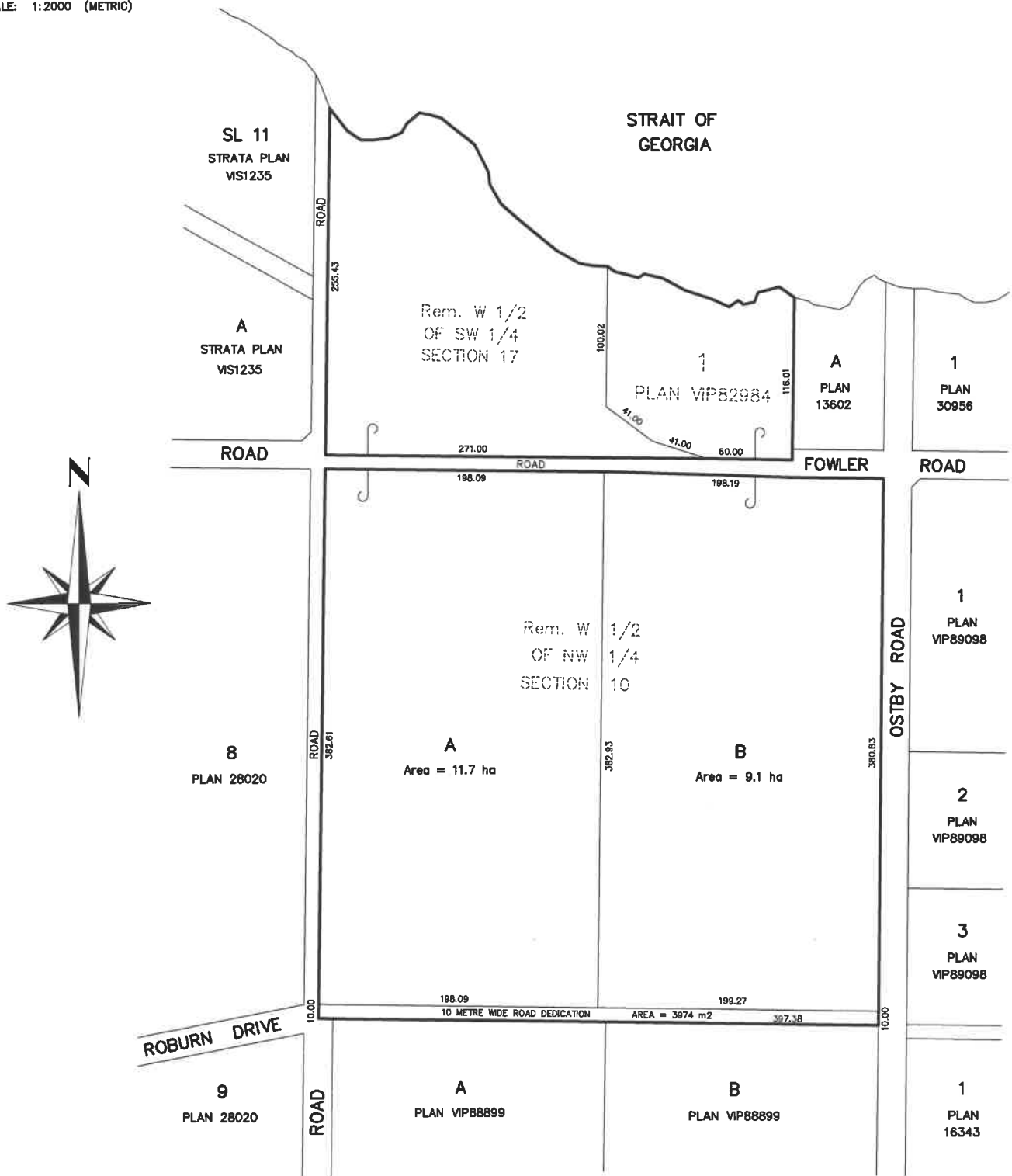
ATTACHMENTS

1. Existing Lot Configuration
2. Subdivision Plan
3. ALC Application Excerpts
4. Livingland Farm Plan
5. Site Context



PLAN OF PROPOSED SUBDIVISION OF THE REMAINDER WEST 1/2
OF THE SOUTHWEST 1/4 OF SECTION 17;
LOT 1, SECTION 17, PLAN VIP82984;
AND THE REMAINDER OF THE WEST 1/2
OF THE NORTHWEST 1/4 OF SECTION 10;
ALL OF NANAIMO DISTRICT, HORNBY ISLAND

SCALE: 1:2000 (METRIC)



Excerpts from ALC application

Proposal Description:

The owners are two separate families, the Mays and the Fletchers. The May family lives on the Remainder of the West 1/2 of the Southwest 1/4 of Section 17, Hornby Island, which is a 4.1 hectare waterfront lot north of Fowler Road. The Fletchers live on Lot 1, Plan VIP82984, a 1.5 ha waterfront lot also north of Fowler Road.

Both families have a great interest in farming, and the Mays have been establishing a farm operation on the lot they live on since 2015. They soon realized they didn't have enough area. In order to expand their farming operation, the two families together purchased the 15.6 ha lot immediately south. Their intention is to divide the land into equal east and west halves and consolidate the halves with their homesites.

This proposal therefore intends to consolidate the 3 existing lots into 2 lots large enough to support the owners' farm plans

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

The two families (the May-Williams and the Fletchers) have separated the east and west halves of the larger southern property that they co-own with a fence and have begun work on their respective halves. The Fletchers have recognized an emerging market for pasture raised meats and are working to return the fallow land back into viable, healthy pasture. To date this has involved clearing, ditching, levelling, tilling, harrowing, seeding, fertilizing, and fencing the new land. They are also in the process of designing a new barn and out buildings as their existing chicken and sheep barn will not be enough space.

The May-Williams property is being managed and farmed by Ryan May, who provided the following description of current agriculture on their property:

The May-Williams family have been actively engaged in planning and establishing farming on the 19 acres under our stewardship. The lay of land is ecologically and agriculturally contiguous with our adjacent ALR-zoned property, upon which we run a viable mixed-farming operation. We are going into our third season of market vegetables, fruits, nuts, cut flowers, culinary and medicinal herbs, culinary and medicinal fungi, vegetable and flower seeds and permaculture nursery stock.

We also raise Rouen ducks for meat and eggs and this year are running a trial of pastured chickens. Also new this year are four yearling ewes for the establishment of a flock to run on our farm pastures, and other local fallow pastures. We have also developed a tree nursery and have hundreds of fruit, nut, medicine, pollinator, and fibre species planted and ready for out-planting as soon as the land is prepared and this subdivision is complete.

Our produce was sold at the local farmer's market, seasonal markets, and farm gate sales in 2016 and 2017. This year we plan on continuing those sales venues as well as establishing a new road-side market stand and private sales.

Currently active production area on the May-Williams property:

2 acres: market garden, orchard, nursery active 2016, 2017 and 2018

10 acres: mixed animal pasture (sheep, chickens) using holistically-planned grazing

4 acres: fruit and nut agroforestry currently being developed, clearing land, installing infrastructure, planting with stock from on-site nursery

15 acres: ecoforestry (in style of Wildwood Ecoforest)

3. Why do you believe this parcel is suitable for subdivision?

I believe the 3 properties are suitable for consolidating into 2 separate farms as the resulting lots will be large enough to farm and it will eliminate a small property from the ALR (Lot 1, Plan VIP82984) that has no agricultural future. It will be consolidated into a much larger 9.1 hectare lot that can be farmed and the owners have begun developing as a farm since 2016.

4. Does the proposal support agriculture in the short or long term? Please explain.

This proposal supports agriculture in both the short and long term. In the short term, the proposal supports agriculture as the larger 15.6 hectare lot has not been used for any agricultural purpose for 40 years. Since purchasing it in 2016 both families have begun developing the property according to their respective farm plans. Therefore land that was lying unused for more than 4 decades is now being developed for agriculture because the families were able to purchase the land together and each add half to their homesites.

In the long term this proposal supports agriculture because it enlarges two waterfront properties that are in the ALR but are too small for farming. They are presently 4.1 and 1.5 hectares so are likely only going to be used as waterfront homesites. Presently the only lot that has realistic agricultural potential is the 15.6 ha lot. The consolidation would result in two lots of 11.7 and 9.1 ha and both would be large enough to farm.

The existing smaller waterfront lots are too small to farm, so presently there are 15.6 hectares available for agriculture. This proposal would create 2 lots large enough to farm and the total area will be 20.8 ha, resulting in a 33% increase in the land area available for agriculture in the long term.

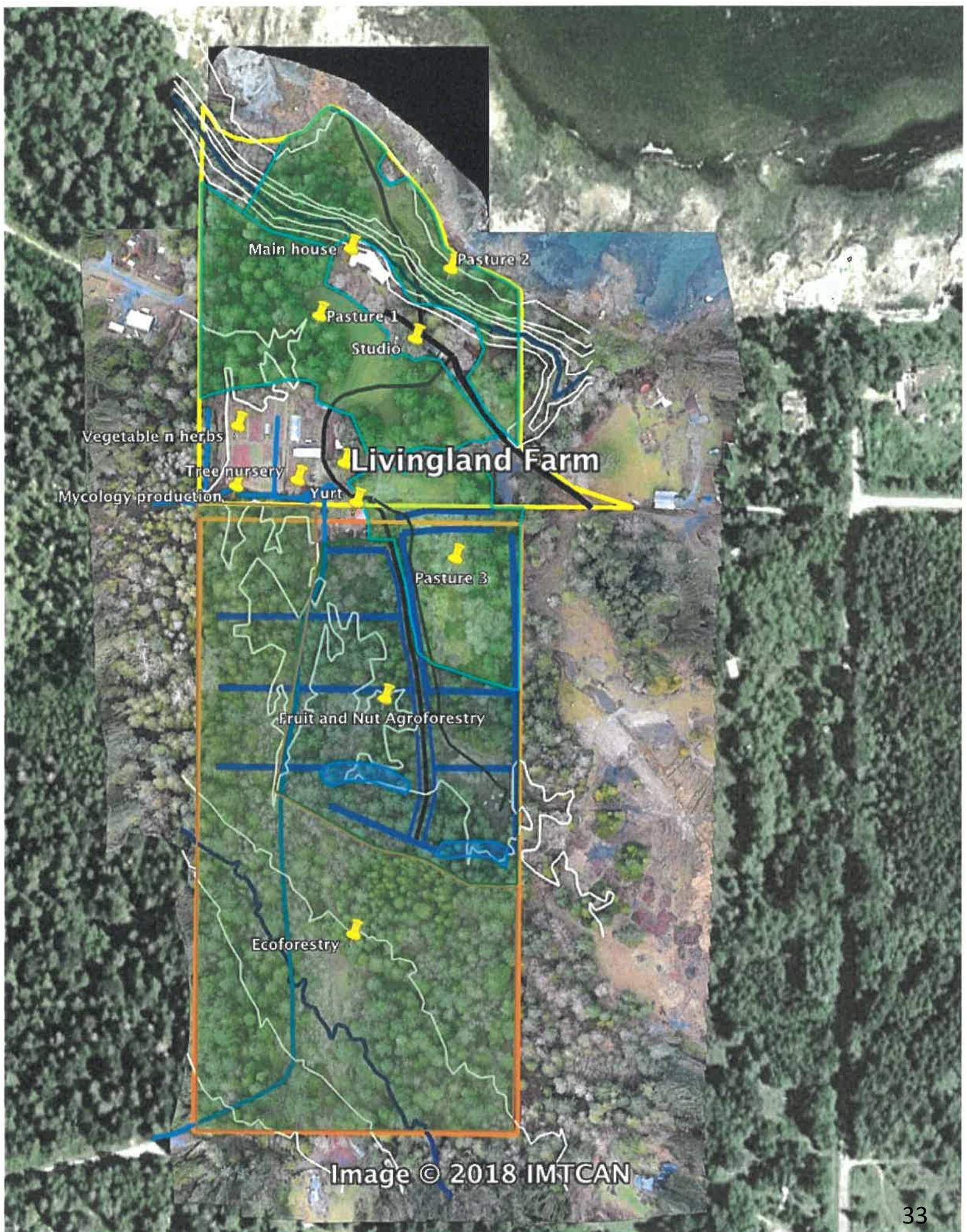


Image © 2018 IMTCAN

SITE CONTEXT

LOCATION

Legal Descriptions	• The West ½ of the North West ¼ of Section 10, Hornby Island, Nanaimo District, except that part in Plan 25797 • Lot 1, Section 17, Hornby Island, Nanaimo District, Plan VIP 82984 • The West ½ of the South West ¼ of Section 17 Hornby Island, Nanaimo District Except that Part in Plan 13602 and VIP82984
PIDs	• 009-651-268 • 027-126-323 • 009-651-110
Civic Addresses	• 4755 Fowler Road • 1605 Ostby Road • 4555 Fowler Road

GENERAL DESCRIPTION

Lot sizes	• 4755 Fowler Road: 1.5 hectares • 1605 Ostby Road: 15.38 hectares • 4555 Fowler Road: 5.23 hectares
Configuration	The two smaller lots (4755 and 4555 Fowler Road) are waterfront lots, separated from 1605 Ostby Road by a 10 metre wide, unbuilt portion of Fowler Road.

LAND USE

Current Land Use	• 4755 Fowler Road (Owned by the Fletcher family): This property is the smallest of the three and is currently used for residential purposes • 4555 Fowler Road (Owned by the May-Williams family): This property is currently used for residential and agricultural purposes. • 1605 Ostby Road (co-owned by the Williams-May and Fletcher families): This property was formerly farmed but became fallow. There is currently no residential use on this lot. The two parties have been conducting works on the lot in preparation for carrying out their farm plans, with works to date including clearing, ditching, levelling, tilling, harrowing, seeding, fertilising and fencing.
Surrounding Land Use	North: Georgia Strait East: Residential (R2 zone) South: Residential (R2 zone) West: Residential (R2 zone)

POLICY/REGULATORY

Official Community Plan Designations	AG
Land Use Bylaw	A1
Other Regulations	• The properties are within the Agricultural Land Reserve (ALR) and therefore subject to Agricultural Land Commission (ALC) regulations – including the requirement for an ALC application for subdivision in the ALR • If this proposal is approved by the ALC, the owners will need to secure a Development Variance Permit (DVP) to vary three sections of Hornby Island Land Use Bylaw No. 150: ○ 6.8(1) – to allow new lots intersected by a highway ○ 6.9(1) – to allow creation of new lots with frontage on more than one highway ○ 8.5(6) – to vary the minimum lot area • If the proposal is approved by the ALC and a DVP is issued, the subdivision will need to be approved by the Ministry of Transportation and Infrastructure
Covenants	• FB03980 (applicable to 4555 Fowler Road) held by the Ministry of Transportation. This covenant states the lot shall not be further subdivided until serviced by a Ministry standard public road. • FB065418 (applicable to 4555 and 4755 Fowler Road), held by the Agricultural Land Commission. This covenant states that the lots must remain in the ALR, and be allowed no additional dwellings. • FB039082 (applicable to 4555 Fowler Road and 4755 Fowler Road), held by Vancouver Island Health Authority. This covenant stipulates the locations for sewage disposal on each lot. • FB039081 (applicable to 4555 Fowler Road) held by the Ministry of Transportation. Pertains to setbacks and elevations from the sea.

SITE INFLUENCES

Species at Risk	A heron nest is indicated on an adjacent property
Sensitive Ecosystems	Islands Trust mapping indicates a wetland is located on 1605 Fowler Road. However, on site, there is no water in the location that is mapped as containing a wetland. The owners have carried out significant ditching/ponding works on the properties, for the purpose of irrigation. While these are manmade, several species of wildlife were observed in and near the water during the November 2017 site visit.
Archaeological Sites	None on record



File No.: HO-DP-2018.2 (Hornstein)

DATE OF MEETING: August 3, 2018

TO: Hornby Island Local Trust Committee

FROM: Teresa Rittemann, Planner 2
Northern Team

SUBJECT: RE: Hornby Island Resort Ltd. application to demolish a building in the Commercial DPA
Applicant: Jack Hornstein
Location: PID 028-882-075 (4305 Shingle Spit Road)

RECOMMENDATION

1. That the Hornby Island Local Trust Committee approve issuance of Development Permit HO-DP-2018.2, subject to the following conditions:
 - a) Landscaping of the post-demolition area and the maintenance of that landscaped area shall be in accordance with Schedule "B" attached to and forming part of the Development Permit.

AND that prior to issuance,

- b) A landscape plan for the revegetation of the site shall be prepared by a member of the BC Society of Landscape Architects (BCSLA) or BC Landscape and Nursery Association (BCLNA), in accordance with Schedule "B" and to the satisfaction of the Islands Trust, and
- c) Financial security shall be provided to the Islands Trust, in the form of a certified cheque in the amount equal to 125% of the estimated cost of landscaping, with the estimated cost to be determined by the same professional who prepared the landscape plan.

AND that financial security be returned after a minimum of two years from the date security is provided, and upon receipt of confirmation by a member of the BCSLA or BCLNA that the installed landscaping is in substantial compliance with the approved landscape plan and has been established and maintained in accordance with BCSLA or BCLNA industry standards.

REPORT SUMMARY

The purpose of this report is to provide information regarding the proposed demolition of a building on the Hornby Island Resort property at 4305 Shingle Spit Road (HO-DP-2018.2). The main discussion points in support of the recommendation above are:

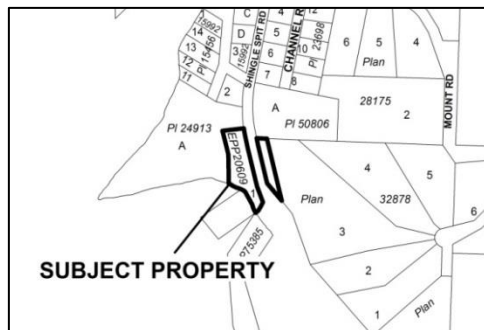
1. This application is for the demolition and removal of an existing building. No new development is proposed at this time;
2. The subject property is very publicly visible near the ferry terminal, and is therefore a key component of tourism and the local economy on Hornby Island. The Development Permit guidelines for Commercial Centre areas include a guideline that a landscape plan incorporating natural landscaping should be required. Support for this guideline is found in associated Official Community Plan (OCP) objectives and

policies around landscaping and natural vegetation. Staff are recommending that a landscape plan is included as part of the Permit and that the applicant supplies financial security to ensure that the property is re-landscaped and the maintenance plan in the permit is followed; and

3. The applicant has contacted the Archaeology Branch, and has advised that they will not be contacting an Eligible Consulting Archaeologist further in this case; however, the applicant also noted that the demolition company they plan to use has experience in this area and will stop work and contact the Archaeology Branch immediately if needed.

BACKGROUND

The subject property is a 1.8-acre waterfront lot located on the south-west shore of Hornby Island, on Shingle Spit Road near the ferry terminal. The parking lot across the street on Shingle Spit Road is “hooked” to the subject property, as shown on the location map below.



The applicant intends to demolish an existing building on the subject property. This Development Permit (DP) application is proceeding because the subject property is within the Commercial Centre Development Permit Area (DPA). See Attachment 1 – Site Context for more detail.

The DP Guidelines for the Commercial Centre DPA can be found in Attachment 2, and the draft DP permit is included as Attachment 3 of this report.

ANALYSIS

Policy/Regulatory

Attachment 1 addresses the site context in greater detail; however, the following is a summary:

- The proposed demolition of the existing building is not contrary to or at variance with the Islands Trust Policy Statement.
- The subject property is designated **CS/VA (Retail and Personal Service / Visitor Accommodation)** under the OCP, and the proposed demolition is not contrary to or at variance with the objectives of this OCP designation. However, a number of OCP objectives and policies would support a natural landscaping plan to be a requirement of the Development Permit, namely:
 - Objectives and Policies for Development. Policy 6.1.12: **“In order to protect the natural environment and maintain neighbourhood views, screening and natural landscaping should be maintained on all parcels and along all lot lines in accordance with land use bylaw regulations.”**

- Retail and Personal Service Objectives:
6.5.1(2) to **protect the environment from degradation and resources from depletion while providing opportunity for commercial activities**; and
6.5.1(5) to ensure the scale, form and character of all commercial developments **harmonize with the natural surroundings and the rural character of the Island**.
- Visitor Accommodations and Tourism: “The Island's increasing popularity as a summer destination has made tourism both a key component of the local economy and a cause for concern because of its impacts. **Fragile ecosystems are susceptible to degradation.**” Advocacy Policy 6.5.2.11 “Information provided to visitors should **emphasize the fragility of the environment, the limited resources (particularly the need to conserve water)** and the appropriateness to the Island of low impact recreational activities.”
- The subject property is within the Commercial Centre DPA, and the DP Guidelines (Attachment 2) are mostly not applicable to this proposed demolition.
- The subject property is split-zoned C3 and C3(a), with the location of the building to be demolished within the C3 (Comprehensive Commercial) zone of the Land Use Bylaw (LUB), where retail, pubs, restaurants, offices, accessory uses, and residential uses are permitted uses.

Issues and Opportunities

Potential Archaeological Sites

Staff identified during the review of this application that provincial mapping records indicate that an archaeological site (Arch Site ID DjSe-4) is mapped on the property; however, the location of the building to be demolished appears to be outside of the known mapped location. Staff advised the applicant to contact the Archaeology Branch, as the subsurface boundaries of archaeological sites are approximate and are difficult to determine without further engaging an Eligible Consulting Archaeologist (ECA).

The Archaeology Branch also advised the applicant that archaeological sites are protected under the *Heritage Conservation Act* and must not be altered or damaged without a Site Alteration Permit from the Archaeology Branch. The Branch advised that where work is planned outside a known mapped location, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance, it is a risk management decision for the proponent. However, the Archaeology Branch strongly encourages engaging an archaeologist prior to development as the site may extend beyond the limits indicated in the known mapped location.

Staff asked whether the applicant would be proceeding with contacting an ECA in this case. The applicant advised that they will not be contacting an archaeologist, and noted that the demolition company they plan to use has experience in this area and if anything comes up they will immediately stop work and contact the Archaeology Branch for further direction.

Finally, although there are no guidelines for this Commercial DPA regarding the protection of archaeological sites, the LTC has the ability to consider establishing a Heritage Conservation Area, which would regulate proposed development on archaeological sites to supplement the requirements of the Archaeology Branch. The LTC could consider such a tool in the future by adding “Consideration for a Heritage Conservation Area” to the LTC Projects List.

Landscape Plan

One of the DP Guidelines (see Attachment 2) is that “a landscape plan incorporating natural landscaping should be required”. Due to the prominent location for Island tourism near the ferry terminal and the nature of the proposal being a demolition with no immediate plans for replacement by another building under a Siting and Use Permit, Staff are recommending that such a plan be incorporated as part of the Development Permit to ensure that there is a plan to re-landscape the area with native vegetation, along with a required security to be held for at least two years following the completion of landscaping to ensure that the vegetation is maintained according to the landscape plan.

Such a landscape plan is supported by a number of OCP objectives and policies, as noted above. In order to meet this condition, the applicant should supply Islands Trust planning staff with a landscape plan prepared by a member of the BC Society of Landscape Architects (BCSLA) or British Columbia Landscape and Nursery Association (BCLNA) in accordance with BCSLA or BCLNA industry standards. A comprehensive cost estimate should be prepared by the same professional in order to determine the amount of security required. Security is typically held at 125% of the estimated cost of landscape works.

Consultation

No consultation is required or recommended for this development permit application.

Rationale for Recommendation

This application is for the demolition and removal of an existing building and no new development is proposed, and most of the DP Guidelines are not applicable to this proposal. Staff are recommending that, as per page 1 of this report, a landscape plan be included as a condition of the Permit and security be received before issuance.

ALTERNATIVES

1. Not require a Landscape Plan and Security

The LTC may decide not to require the submission of a landscape plan or receipt of security for this proposal. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee approve issuance of Development Permit HO-DP-2018.2, without conditions.

2. Defer Consideration of HO-DP-2017.1

The LTC may wish to defer consideration of this application and request that the applicant provide a more detailed landscape plan or satisfy other conditions the LTC may require, as noted in the DP Guidelines. The LTC could then consider the DP at a future meeting and also decide whether or not to require the applicant to provide security at that time as well. Recommended wording for the resolution:

That the Hornby Island Local Trust Committee defer consideration of application HO-DP-2018.2 until such time as the applicant has provided [insert requirements] as described in DPA Guideline [insert guideline number] of the Hornby Island Land Use Bylaw.

3. Deny the application(s)

The LTC may deny the application. If this alternative is selected, the LTC's decision MUST be accompanied by reasons. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee deny application HO-DP-2018.2 for the following reasons [insert reasons].

NEXT STEPS

Assuming the LTC decides to proceed with the recommendation, Staff will work with the applicant to receive a landscape plan and security. Once received, Staff would proceed with issuing the Development Permit. Note that in this case, the applicant would not need to apply for a Siting and Use Permit (SUP), as no new construction is proposed at this time. Should the applicant wish to develop the property further in the future, they would need to apply for another Development Permit and companion SUP application.

Submitted By:	Teresa Ritemann, MCIP, RPP Planner 2	July 17, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 26, 2018

ATTACHMENTS

1. Site Context
2. Development Permit Guidelines
3. Draft DP Permit, including proposed landscaping and maintenance plan for the demolition site

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT 1, SECTION 4-A, HORNBY ISLAND, NANAIMO DISTRICT, PLAN EPP20609
PID	028-882-075
Civic Address	4305 Shingle Spit Road
Lot Size:	0.76 ha (1.885 ac)

LAND USE

Current Land Use	Pub, restaurant, and visitor accommodation
Surrounding Land Use	Residential to the west, north, and east; Ferry/Marina to the south

HISTORICAL ACTIVITY

File No.	Purpose
HO-DVP-1982.32	<i>Unknown. File not retrieved from storage.</i>
HO-DP-1985.15	<i>Unknown. File not retrieved from storage.</i>
HO-SUP-1985.11	<i>Unknown. File not retrieved from storage.</i>
HO-DVP-1989.15	<i>Unknown. File not retrieved from storage.</i>
HO-DVP-1989.32	<i>Unknown. File not retrieved from storage.</i>
HO-DVP-1991.18	<i>Unknown. File not retrieved from storage.</i>
HO-DVP-1992.10	<i>Unknown. File not retrieved from storage.</i>
HO-RZ-1997.1	<i>Unknown. File not retrieved from storage.</i>
HO-SUP-2000.3	Proposal not in compliance with the Bylaw. SUP not issued.
HO-RZ-2006.2	Application withdrawn by the applicant
HO-RZ-2009.2	BL 140 (OCP Amendment) and BL 141 (LUB Amendment to rezone to C3 zoning)
HO-DP-2011.1	Permit issued Nov. 26, 2012. Authorized the construction of a pub, restaurant, office, meeting room, liquor store and 15 visitor accommodation units, with conditions. Expired Nov. 26, 2014.
HO-SUP-2011.11	Permit not issued.
HO-DVP-2012.2	Variance for change in height of visitor accommodation units and setback to road of pub/restaurant. Permit issued.

POLICY/REGULATORY

Islands Trust Policy Statement	The proposal is not contrary to or at variance with the ITPS
Hornby Island Official Community Plan No. 149, 2014	Schedule B – Land Use Designation: CS/VA (Retail & Personal Service / Visitor Accommodation) Schedule E – Development Permit Areas: Commercial (requirement for DP) CS/VA excerpts from the OCP: 6.1 Objectives and Policies for Development Policy 6.1.12: In order to protect the natural environment and maintain neighbourhood views, screening and natural landscaping should be maintained on all parcels and along all lot lines in accordance with land use bylaw regulations.

	6.5 Commercial and Home Occupations Background: Commercial use policies are classified into retail and personal service and visitor accommodation. The two main classifications have very different criteria for location as defined in the objectives. Schedule B includes designations for three types of commercial land use: retail and personal service (CS), visitor accommodation (VA) and commercial general (CRG). 6.5.1 Retail and Personal Service Background: The Shingle Spit commercial area is located at the ferry terminal and provides a restaurant, pub, liquor store and visitor accommodation units. Objectives: (2) to protect the environment from degradation and resources from depletion while providing opportunity for commercial activities; and (5) to ensure the scale, form and character of all commercial developments harmonize with the natural surroundings and the rural character of the Island. Policy 6.5.1.2: Existing smaller commercial service centres with accommodation facilities should be retained at Fords Cove and at Shingle Spit Road near the ferry terminal (currently known as the Hornby Island Resort property). 6.5.2 Visitor Accommodations and Tourism Background: The Island's increasing popularity as a summer destination has made tourism both a key component of the local economy and a cause for concern because of its impacts. Fragile ecosystems are susceptible to degradation. Advocacy Policies 6.5.2.8 Rainwater catchment and storage systems and water conservation are encouraged for all types of visitor accommodation. 6.5.2.11 Information provided to visitors should emphasize the fragility of the environment, the limited resources (particularly the need to conserve water) and the appropriateness to the Island of low impact recreational activities.
Hornby Island Land Use Bylaw No. 150, 2014	Split-zoned (across a road). Eastern portion across the road is spot-zoned C3(a) – only permitted use is parking, and no buildings or structures are permitted. Western portion of property (location of where building is to be demolished is Commercial 3 (C3) – Comprehensive Commercial (<i>Hornby Island Resort – Thatch</i>):

	Permitted Uses: (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited: (a) retail; (b) pub; (c) restaurant; (d) office; (e) accessory uses including visitor accommodation units accessory to a use; (f) residential use of visitor accommodation units, provided the visitor accommodation unit constitutes only one dwelling unit; and (g) residential use. Permitted Buildings, Structures and Density (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited: (a) a maximum of 15 visitor accommodation units; (b) a maximum of one accessory residential dwelling unit attached to a building used for a pub or restaurant. (3) Lot coverage must not exceed 40% Siting and Size (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be: (a) 6.0 metres from a front lot line; (b) 6.0 metres from a rear lot line; (c) 3.0 metres from an interior side lot line; and (d) 6.0 metres from an exterior side lot line. (5) Despite 3.3(2) the setback for a restaurant/pub shall be 0.0 metres from the natural boundary of the sea. (6) The maximum floor area of each visitor accommodation unit and any accessory dwelling unit shall be 93 m² (7) The minimum seating capacity of a pub shall be fifty (50) indoor seats. (8) The maximum floor area of all buildings including the area of any accessory dwelling unit and excluding the floor area of visitor accommodation units shall not exceed 465 m². Subdivision Lot Area Requirements (9) Land in the C3 zone may not be subdivided.
Other Regulations	None identified.
Covenants	EG107386: Held by the Hornby Island Local Trust Committee. The covenant was registered in 1993 when the owner constructed an expansion of the Hornby Island Resort, which resulted in an increased need for parking. The owner obtained a lease over a portion of a nearby parcel of land for parking of vehicles for the patrons of the Resort, and the lease was registered in the Land Title Office on October 1, 1992 under EF128275. This covenant runs with the land and is therefore registered on PID 028-882-075.

	CA2090177: Held by the Hornby Island Local Trust Committee. The covenant was registered in 2011 to ensure that the design, construction and operation of buildings on the subject property incorporate rainwater catchment; green roofs; water conservation fixtures; energy conservation; landscaping; paving; lighting sewage treatment and recycling. The covenant also grants a statutory right of way to an agent of the LTC for the operation and maintenance of the covenant.
Bylaw Enforcement	None.

SITE INFLUENCES

Islands Trust Fund	No referral required.
Regional Conservation Plan (2018-2027)	Important Natural Areas in the Hornby LTA mapped as relatively low biodiversity for the subject property.
Species at Risk	No Species at Risk occurrences or critical habitat mapped.
Sensitive Ecosystems	None mapped on western portion of property where demolition proposed.
Hazard Areas	None mapped.
Archaeological Sites	The subject property has a direct overlap with a known archaeological (Arch Site ID: DjSe-4); however, the project area for the demolition of the building appears to be outside the known mapped location.
Climate Change Adaptation and Mitigation	No impacts anticipated for proposed development.
Shoreline Classification	Sediment Shoreline - Boulder/Cobble
Shoreline Data in TAPIS	Forage Fish (Pacific Sandlance) mapped along adjacent shoreline.
Land Status and Road Designations	OCP Schedule C: none mapped

ATTACHMENT 2 – COMMERCIAL CENTRE DEVELOPMENT PERMIT (DP) GUIDELINES

Prior to undertaking **any development**, subdivision **or land alteration**, an owner of property **within the Commercial Centres (Retail and Visitor Accommodations) Development Permit area shall apply** to the Hornby Island Local Trust Committee **for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:**

	Guideline	Notes
1)	The character of each development (including campgrounds) should be in keeping with the rural environment and blend in with the aesthetic qualities of the natural surroundings.	<i>n/a</i> (demolition of building)
2)	The form of the development should incorporate low, small-scale building designs with such amenities as public walkways and outdoor open spaces for use by the public, and include sufficient services.	<i>n/a</i> (demolition of building)
3)	Natural vegetation and trees should be maintained for screening of parking and storage areas and to enhance the privacy and rural flavour of public open spaces.	<i>n/a</i> (demolition of building)
4)	In order to minimize light pollution to neighbouring properties, lighting should be softer and lower than supplied by mercury vapour lighting towers, and alternatives that do not light up adjacent private properties shall be required.	<i>n/a</i> (demolition of building)
5)	Off-street automobile parking should be provided as required by bylaw and the Permit should ensure that it is adequately screened and unobtrusive and, if possible, is located to the rear of the parcel and away from public open spaces and eating places.	Required parking already provided on the hooked portion of the property across the street
6)	Adequate convenient toilet and washroom facilities should be provided for the number of customers anticipated.	Facilities provided by existing building(s), not the building being demolished
7)	Clustering of businesses in order to share in the provision of parking, services, and public facilities and open space should be encouraged.	<i>n/a</i> (demolition of building)
8)	A landscape plan incorporating natural landscaping should be required.	TBD by LTC. LTC has an opportunity under this proposed DP to require a landscape plan and security. See proposed landscape plan in draft permit.
9)	Neon or internally lit signs should not be permitted.	<i>n/a</i> (demolition of building)
10)	All buildings should be finished in natural products such as wood or brick.	<i>n/a</i> (demolition of building)
11)	On any lot where residential use is permitted the sequence of construction should be that buildings to be used only for commercial purposes should be constructed prior to any construction of any building that may accommodate residential use, with the exception that one building to be used for commercial purposes that includes one dwelling unit may be constructed, if authorized by zoning regulation, in any sequence of construction on the lot.	<i>n/a</i> (demolition of building)
12)	Universal access design principles should be incorporated into the built environment to support the provision of equitable access for all abilities.	<i>n/a</i> (demolition of building)



**HORNBY ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT - HO-DP-2018.2**

TO: Hornby Island Resort Ltd., Inc. No. 0789283

1. This Development Permit (the "Permit") applies to the land described below, and all buildings, structures, and other developments therein:

PID 028-822-075

Lot 1, Section 4-A, Hornby Island, Nanaimo District, Plan EPP20609

2. This Permit permits the demolition of a building within the Commercial Development Permit Area, and is authorized in accordance with the following schedules attached to and forming part of this Permit as signed and dated by the Deputy Secretary of Islands Trust:

Schedule "A" - Existing Site Plan showing building to be demolished.

Schedule "B" – Landscaping and Maintenance Plan for the Demolition Site.

3. The Permit is subject to the following conditions:

3.1 Landscaping of the post-demolition area and the maintenance of that landscaped area shall be in accordance with Schedule "B" attached to and forming part of this Permit.

4. Any alterations requiring a Development Permit and not specifically authorized in this Permit may require a new Development Permit or a Development Permit Amendment.

5. This Permit is not a Building Permit or a Siting and Use Permit, and does not remove any obligation on the part of the permittee to comply with all other requirements of the Hornby Island Land Use Bylaw No. 150, 2014 including use and density, and to obtain other appropriate approvals necessary for the lawful completion of the proposed development.

6. The land described herein shall be developed in accordance with the terms, conditions, and provisions of this Permit, and any schedules, plans, and specifications attached to this Permit, which shall form a part thereof.

AUTHORIZING RESOLUTION PASSED BY THE HORNBY ISLAND LOCAL TRUST COMMITTEE THIS ____ DAY OF ____, 2018.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ____ DAY OF _____, 2020, THIS PERMIT AUTOMATICALLY LAPSES.

**HORNBY ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT HO-DP-2018.2**

PLAN VIP50806

SHINGLE SPIT ROAD

Rem. B

24913

D.L. 434

LAMBER CH

BUILDING TO BE DEMOLISHED

PLAN 32871

PLAN 32871

HORNBY ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT HO-DP-2018.2

Schedule “B”

Landscaping and Maintenance Plan for the Demolition Site

Following the demolition of the building noted in Schedule “A” (Existing Site Plan), the area shall be referred to as the “Demolition Area” and shall be re-landscaped to comply with the objectives and policies set out in the Hornby Island Official Community Plan for commercial and tourist areas.

Namely, the Demolition Area shall be restored to a natural state by re-landscaping and maintaining according to this plan, which is intended to:

- Protect the natural environment and ecosystems from degradation while continuing to providing opportunity for commercial and tourism activities on site;
- Ensure the scale, form and character of the commercial and tourism activities on site are harmonious with the natural surroundings and the rural character of the Island;
- Protect the safety of the environment by not using harmful fertilizers or pesticides on plants, or chemicals used for clearing icy patches;
- Maintain neighbourhood views, screening and natural landscaping;
- Enhance the outdoor environment for the public, visitors, patrons and employees, through the retention of green space and provision of open space;
- Consider safety at all times, by ensuring that sightlines are kept clear and any pathways created do not succumb to uneven surfaces; and
- Minimize any adverse impacts on adjacent lands.

A. Restoration of Natural Vegetation in the Demolition Area:

- i. Shall be restored in a timely manner; and
- ii. Shall incorporate similar native species as exist in the nearby vicinity.

B. Maintenance of Natural Vegetation in the Demolition Area:

- i. Trees: Shall be maintained to ensure utmost health and maintaining a healthy growing condition free of disease. Trees shall be pruned using best practices, including the removal of all branches that affect sight lines, and to be kept tidy in appearance.
- ii. Shrubs: Shall be maintained to ensure utmost health and maintaining a healthy growing condition free of disease. Shrubs shall be maintained using best practices, including for disease removal, and to be kept tidy in appearance.
- iii. Grasses and groundcovers: Shall be maintained to ensure utmost health and maintaining a healthy growing condition free of disease. Groundcovers shall be kept trimmed from infringing on pathways or access routes.
- iv. Fertilizers and Pesticides: Harmful fertilizers or pesticides shall not be used. Harmful chemicals used for clearing icy patches shall also not be used.
- v. Mulching: A mulch layer is encouraged to help control weeds, reduce water use, and help maintain healthy plants. Mulch should be maintained and reapplied as necessary, and should be free of trash and debris.
- vi. Pest Management: Weeds in planted areas and in pathways shall be removed. Any branches or plants affected by disease will be removed and discarded so as not to affect other plants.
- vii. Irrigation/Watering: Xeriscaping with drought-resistant native plant species is encouraged to minimize the need for irrigation and watering.
- viii. Pathways: Any pathways created shall be consistently monitored and maintained to promote accessibility and aesthetics.

File No.: HO-DVP-2018.1 and HO-DP-2018.1 (Ford's Cove Marina)

DATE OF MEETING: August 3, 2018

TO: Hornby Island Local Trust Committee

FROM: Teresa Ritemann, Planner 2
Northern Team

SUBJECT: RE: Ford's Cove Marina DVP and Commercial DP Applications

Applicant: Matthew Fredbeck, owner

Location: 10835 Central Road, Hornby Island (PID 005-574-285)
Lot 9, Sections 2 and 18, Hornby Island, Nanaimo District, Plan 8602 Except part lying to the north east of a boundary parallel to and perpendicularly distant 50 feet from the north easterly boundary of said lot

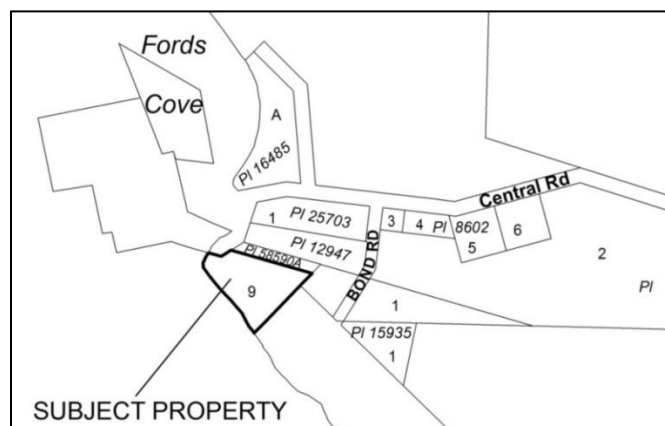
PURPOSE

The purpose of this memorandum is to provide the Hornby Island Local Trust Committee (LTC) with information and an application status update regarding the proposed development of the Ford's Cove property at 10835 Central Road, to renovate the existing retail store and expand the use to include a restaurant in the building. The application consists of two files: HO-DVP-2018.1 and HO-DP-2018.1. Through staff's analysis, it became evident that there are a number of outstanding issues with the current proposal which must be addressed, and that the applications are more complex than originally anticipated, therefore warranting a more thorough and comprehensive analysis to move forward.

A draft Development Variance Permit (DVP), Development Permit (DP), and a draft public notice were not included in this Staff Report, as staff determined that more information would be required for the LTC to make a decision on the two applications. Once additional information has been received, Staff will bring the applications and recommendations back to the LTC for consideration at a future LTC meeting.

BACKGROUND

The subject property is located at the end of Central Road at Ford's Cove, as shown in the location map below.



As noted in Attachment 1, numerous Development Permits and Development Variance Permits have been issued for the subject property. In particular, Development Permit HO-DP-01-96 (Attachment 4) was issued for the subject property and adjacent property in November 1996 for the buildings, campsites, driveway, parking, and landscaping etc. Following that, HO-DP-2009.1 and HO-DVP-2010.1 were also issued to permit an over-height wind turbine within the setback from the natural boundary of the sea.

Presently, the applicant has provided the following information with respect to their current variance request:

“We are lowering the floor to make the store wheelchair accessible and barrier free, which will eliminate the steps to access the building. We also are applying for a variance to change the roofline to accommodate 21,000-watts of solar panels so the roof will be high to the North and low to the South, ideally at a 30-degree angle. This will be the largest solar panel installation on Hornby Island. We are going with a lesser 15-degree angle so that the building remains under height. The 15-degree angle will result in a small loss of power production but is acceptable to us so as not to put the building over regulation height.”

HO-DVP-2018.1: This Development Variance Permit (DVP) application is proceeding as a result of bylaw enforcement file HO-BE-2018.1, regarding the recent replacement and construction of the existing retail store/restaurant that is currently within the 15.0m setback from the natural boundary of the sea (spot elevations on the survey (Attachment 3) indicate that the building is above the minimum required 1.5 metres above the natural boundary of the sea). Planning Staff requested the applicant to submit a complete survey of the property, as per regulation 2.7(1) of the Hornby Island Land Use Bylaw, No. 150 (LUB), which is included as Attachment 3. From the survey, staff noted that portions of the building are also within the 6.0 metre setback from the exterior side lot line on Central Road, so altering the floor and roofline of the building within that setback also requires a variance for that regulation.

As the nearest portion of the building is 1.6 metres to the road, the applicant was notified that the building also encroaches into the Ministry of Transportation and Infrastructure’s (MOTI) required setback of 4.5 metres. On June 19, 2018, MOTI issued a permit “to reduce building setback less than 4.5 metres from the property line fronting a provincial highway” to permit the siting of the existing building to be a minimum of 1.6 metres from the road, as shown in the survey dated May 14, 2018 (Attachment 3).

Thus, the applicants require at least two variances in order to alter an existing building by lowering the elevation of the floor, and to amend the roofline. The two variances required are:

- Relax the 15.0 metre setback from the natural boundary of the sea to a minimum of 4.7 metres; and
- Relax the 6.0 metre setback from the exterior side lot line to a minimum of 1.6 metres

for the existing retail store/restaurant, as shown on the site plan

HO-DP-2018.1: This Development Permit (DP) application is proceeding because the subject property is within the Commercial Centre Development Permit Area (DPA) (see Attachment 1 – Site Context for more detail). A review of the proposal against the DP Guidelines for the Commercial Centre DPA is included as Attachment 2.

ANALYSIS

Policy/Regulatory

Attachment 1 addresses the site context in greater detail, including reference to Islands Trust policies; however, the following is a summary:

- These applications do not appear to be contrary to or at variance with the Islands Trust Policy Statement.
- The subject property is designated for two types of commercial uses: CS (Retail and Personal Service) and VA (Visitor Accommodation) under the Official Community Plan (OCP), and the proposed development does not appear to be contrary to or at variance with the objectives of these designations.
- The subject property is fully within the Commercial Development Permit Area, and the DP Guidelines for this DPA have been included as Attachment 2.
- The subject property is zoned Commercial 5 – Comprehensive Commercial (C5) Zone (*Ford Cove*) under the LUB, where visitor accommodation, restaurant, retail, liquid fuel sales for boats, and accessory residential are permitted uses.
- At minimum, the applicant is requesting a relaxation to LUB regulations 3.3(2) (natural boundary of the sea setback) from 15.0 metres to 4.7 metres; and to 8.13(4)(d) (exterior side lot line setback) from 6.0 metres to 1.6 metres for an existing building as shown in the site plan survey (Attachment 3).

Outstanding Issues:

Form and Character: Plans, drawings, and floor plans etc. should be submitted which indicate the character of the development including: type of materials to be used for the exterior of the building (i.e. should be natural products such as wood or brick); including location of public walkways and outdoor open spaces; location and types of lighting and signage to be used; adequate number and convenient location of public washroom facilities to be provided; location of accessibility ramps or other accessible access points etc.

Landscape Plan: The application should include a landscape plan which clearly indicates the location and placement of natural vegetation, as well as describe how it will be maintained for screening of parking and storage areas and to enhance the privacy and rural character of public open spaces.

MOTI Encroachments: As mentioned above, the nearest portion of the building is 1.6 metres to Central Road, which encroaches into the MOTI required setback of 4.5 metres. For buildings and structures located within 4.5m of a public roadway, an MOTI Setback Permit is also required, and Islands Trust should not vary setbacks beyond 4.5m of a public roadway unless conditional upon MOTI approval. **The applicant has obtained permission from MOTI that the existing building can be located a minimum of 1.6 metres from the road.**

Archaeological Sites: As noted in the Site Context (Attachment 1), there is a known archaeology site which appears to be a direct overlap with the proposed area of development. The applicant has been made aware that their proposed works to lower the floor of the existing building may require a Permit from the Archaeology Branch. The applicant is currently working with an Archaeologist to meet the Branch's requirement of undertaking a post-impact assessment of the site. **At the time of writing this report, no update from the Archaeology Branch had been received.**

Climate Change Adaptation and Mitigation: As this variance request includes a relaxation to the minimum setback from the natural boundary of the sea, there may be the potential for future impacts by sea level rise or other climate change induced hazards.

Parking: The LUB contains parking regulations which require the provision of a certain number of off-street (on-site) parking spaces for each use occurring on the property, as well as the location and design standards (e.g. setbacks and screening) for parking in general. Under the current proposal, a dwelling unit, restaurant, visitor accommodation, and retail will be occurring on the property, therefore, as per the table below, a parking plan should be clearly demonstrated. The site plan should clearly indicate the location of required disability parking spaces as well. As per the parking regulations in the LUB, the following are required:

Use of Building or Lot	Minimum Number of Regular Parking Spaces	Minimum Number of Disabled Parking Spaces	Minimum Number of Bicycle Parking Spaces	Notes
6 visitor accommodation units	6 Complies with LUB as shown on current site plan.	1	1	Applicant requesting to variance for requirement of 1 disabled parking space for the visitor accommodation use. Rationale: All 6 existing spaces meet the disabled space requirements (i.e. located as closely as possible to main entrance of each visitor accommodation unit)
Restaurant (Capacity = 28 seats)	1 per 2 seats 14	1	1	
Retail (Floor area = 104 m ²)	1 per 20m ² of floor area 5.2 = 6	1	1	
1 accessory residential dwelling unit	2	n/a	n/a	YES. Parking is labeled "Residence Parking" on plan. Width of this area meets requirement for two spaces. Length is also adequate.
Total	28	3	3	Applicant has noted they will provide 1 bicycle rack near the front of the property which will provide parking for 4 bicycles.

Attachment 3 also notes that there are additional overflow parking spaces proposed on a nearby lot approximately 75 metres away, across Bond Road, which is also owned by Ford's Cove Marina. Regulation 5.1(1) of the LUB requires that, "all required off-road parking spaces shall be located on the lot on which the use or occupancy in respect of which they are required is located, or on a lot within 100 metres, with appropriate zoning." The proposed overflow parking lot does not have appropriate zoning, as it is zoned A1 (Agriculture 1) and is within the Agricultural Land Reserve, thus it also must comply with ALC policies for non-farm use.

Other issues:

Bylaw Enforcement: In addition to the above, Islands Trust Bylaw Enforcement conducted a site visit to the property and have been in contact with the applicants. Thus, Bylaw Enforcement may identify other issues or concerns which may also need to be addressed.

Existing Concession Trailer: As shown on the current survey (Attachment 3), there is a "concession trailer" near the front of the property which currently provides take-out food and drinks. The applicant has noted that following construction of the new restaurant and kitchen in the renovated building, this concession trailer and wooden tile deck will be removed.

Consultation

All public correspondence received to date is available for viewing on the Hornby Island applications webpage: <http://islandstrust.bc.ca/islands/local-trust-areas/hornby/current-applications/current-application-documents/>. Public notification for a draft permit will comply with statutory requirements, in advance of a future LTC regular business meeting. And as the proposal proceeds, referral of the applications to local First Nations, agencies, and/or the Hornby Island Advisory Planning Commission for comment may be recommended.

NEXT STEPS

The complexity and of this property and its importance in the community warrants a more comprehensive development proposal to properly identify existing and proposed uses of the site, and to establish a baseline for evaluating future development proposals. Such a comprehensive Development Permit should be issued for the entire Ford's Cove area (not only the subject property) and should cover other uses such as the campground. Notably, one of the future projects currently on the Hornby LTC Projects List is to conduct a consultative process for the Ford's Cove area.

A draft Development Variance Permit (DVP), Development Permit (DP), and a draft public notice were not included in this Staff Report, as staff have determined that more information is required for the LTC to make a decision on the applications. Once additional information has been received, Staff will bring the applications and recommendations back to the LTC for consideration at a future LTC meeting.

Submitted By:	Teresa Ritemann, MCIP, RPP Planner 2	July 26, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 27, 2017

ATTACHMENTS

1. Site Context
2. Development Permit Guidelines
3. Copy of Survey dated May 16, 2018
4. Copy of HO-DP-1996.1

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	Lot 9, Sections 2 and 18, Hornby Island, Nanaimo District, Plan 8602 Except part lying to the north east of a boundary parallel to and perpendicularly distant 50 feet from the north easterly boundary of said lot
PID	005-574-285
Civic Address	10835 Central Road, Hornby Island
Property Size	2.2 acres (0.89 ha)

LAND USE

Current Land Use	Commercial
Surrounding Land Use	Northeast: Commercial; Southeast: Agricultural; Southwest and Northwest: Marine

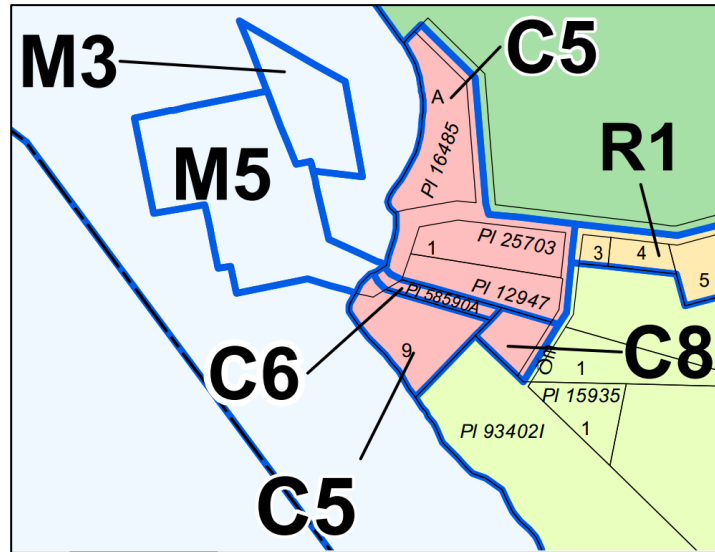
HISTORICAL ACTIVITY

File #	Purpose/Notes
HO-DP-1981.10	To vary and supplement Hornby LUB (1972) related to construction of sundeck extension to existing store, including landscaping and provision of parking. Repealed and replaced by HO-DP-1996.1
HO-DP-1982.14	To vary and supplement Hornby LUB (1972) to permit 4 visitor accommodation cottages with limited floor area, plus setback requirements and exterior finishing requirements. Repealed and replaced by HO-DP-1996.1
HO-DVP-1991.13	<i>Was not issued.</i>
HO-SUB-1991.22	Created Parcel A from Lot 9 (PID 005-574-668)
HO-DP-1996.1	To account for all existing and proposed development at the time (repealing and replacing HO-DP-10-81 and HO-DP-14-82) and to vary/supplement Hornby LUB No. 86 . Excerpts from the 1996 Permit (See Attachment 4 for more detail): “Section 9.21.6.1 of Hornby Island Land Use Bylaw No. 86, 1993 (setback from natural boundary of the sea) is varied from 15 metres to 3 metres that applies to the existing store/café/gallery building only as shown on Schedule “A”” “Any future alterations or additions to the store/café/gallery building or any other buildings on lands subject to this permit will be required to comply with the minimum 15-metre setback to the natural boundary of the sea , as per Section 9.21.6.1 of the LUB”
HO-RZ-1996.1	Bylaw No. 91 amended HO LTC Land Use Bylaw No. 86 to site-specific rezone from Commercial Resort – Marina (C5) to Commercial Resort – Marina 1 (C5-1) for PID 005-574-285
HO-DVP-2009.1 & HO-DP-2010.1	To increase the maximum height of an accessory structure and decrease the setback from the Natural Boundary of the Sea for a wind turbine. Variances granted. Permits issued.

POLICY/REGULATORY

Islands Trust Policy Statement	These applications are not contrary to or at variance with the ITPS.
Hornby Island Official Community Plan No. 149	Land Use Designation: CS/VA (Retail and Personal Service/Visitor Accommodation) Property is fully within the Commercial Development Permit Area, and so a DP is required. See Attachment 2 for a review of the Commercial DP Guidelines. As the proposed development is to renovate an existing retail and commercial services building, relevant excerpts from the OCP are as follows: CS – Retail and Personal Service Policies: 6.5.1.2 Existing smaller commercial service centres with accommodation facilities should be retained at Fords Cove and at Shingle Spit Road near the ferry terminal (currently known as the Hornby Island Resort property). 6.5.1.4 The degree of servicing, including roads and parking, the provision of open space, signage and the form and character of any new commercial development shall be regulated through Development Permit. 6.5.1.6 The principal land use should be small-scale commercial business. 6.5.1.12 To encourage small scale commercial operations that comply with community health and safety regulations and Islands Trust objectives. 4.4 Energy Policy 4.4.1 The use of all forms of renewable energy sources, such as small scale wind turbines and solar panels appropriate to the rural environment for generation of power for onsite consumption with limited noise and visual impacts and safety risk, should be encouraged. 6.8 Climate Change Adaptation and Mitigation Policy 6.8.6 This Plan strongly encourages the incorporation of green building techniques and alternative energy systems (solar, wind, geothermal, or water based) into residential housing, whether it is new construction or renovations. 6.9.1 Development Permits to Define the Form and Character of Commercial Development Objective: To ensure that the form and character of commercial development are compatible with the quiet rural atmosphere of the community and to encourage continuation of that trend and to maintain the island's rural atmosphere.

Zoning = Commercial 5 – Comprehensive Commercial (C5) Zone (*Ford Cove*)



Permitted Uses

(1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:

- (a) visitor accommodation;
- (b) restaurant;
- (c) retail;
- (d) liquid fuel sales for boats; and
- (e) accessory residential.

Permitted Buildings, Structures and Density

(2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:

- (a) accessory buildings and structures;
- (b) a maximum of one accessory residential dwelling unit is permitted per lot;
- (c) a maximum of six visitor accommodation units are permitted per lot; and

(3) Lot coverage must not exceed 40%.

Siting and Size

(4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:

- (a) 6.0 metres from a front lot line;
- (b) 6.0 metres from a rear lot line;
- (c) 3.0 metres from an interior side lot line; and
- (d) 6.0 metres from an exterior side lot line.**

(5) The floor area of a residential dwelling unit must not exceed 150 m².

(6) The floor area of a visitor accommodation unit must not exceed 80m².

(7) The floor area of a restaurant must not exceed 46m² per lot.

(8) The floor area of a retail stores must not exceed 46m² per lot.

(9) The total floor area for accessory buildings must not exceed 100 m² per lot.

Subdivision Lot Area Requirements

(11) The minimum lot area is 1.0 hectare.

3.3 Siting and Setback Regulations

- (2) No building or structure may be located within 15.0 metres of, nor less than 1.5 metres above, the natural boundary of any lake, watercourse or the sea.
- (6) All pit toilets must be set back at least 15.0 metres from all lot lines.

3.4 Height Restrictions

- (2) Buildings and structures, other than agricultural buildings and structures, located within 100.0 metres of the natural boundary of the sea must not exceed a height of 7.0 metres.
- (3) Accessory buildings and structures must not exceed a height of 6.0 metres.

PART 5: Parking Regulations

5.1 Location

- (1) All required off-road parking spaces shall be located on the lot on which the use or occupancy in respect of which they are required is located, or on a lot within 100 metres, with appropriate zoning.
- (2) In the case of a parking space for the disabled, it shall be located at the closest point as is practical to the main entrance to any building containing the use for which the disabled parking space is required.

5.2 Design Standards

- (1) Each parking space shall be accessible to a highway via a manoeuvring aisle not less than 7.5 metres in width in the case of 90 degree parking; 5.5 metres in width in the case of 60 degree parking; and 3.5 metres in width in the case of 45 degree and parallel parking; and no parking space may abut a highway such that the use of the parking space necessitates reversing a motor vehicle from or onto the highway. If a parking space is accessible directly from a lane the combined length of the parking space and width of the lane shall be at least 12.5 metres.
- (2) Parking spaces shall be at least 2.5 metres in width and 5.5 metres in length, exclusive of manoeuvring aisles, and have unobstructed vertical clearance of at least 2 metres. Parallel parking spaces shall notwithstanding the foregoing have a length of 7.5 metres.
- (3) Where more than four parking spaces are provided, other than on a residential lot, the parking area must have a hard, permeable, durable surface such as interlocking bricks or well packed gravel that does not produce dust.
- (4) Parking spaces in setback areas must not cover more than 40% of that area.
- (5) No parking area may have a gradient in any direction of more than 10%.

5.3 Calculation

- (1) Where more than one use is located on a lot, the total number of parking spaces required is the sum of the requirements for the uses calculated separately.
- (2) Where a particular use is not specifically listed in Table 5.4, the number of parking spaces required for the most similar listed use applies.
- (3) Where the number of spaces required includes a fraction, the owner or occupier must provide the next highest whole number of parking spaces.

5.4 Number of Off-Street Parking Spaces

- (1) Every owner of land must provide and maintain on the lot off-road vehicle parking spaces in accordance with Table 5.4.

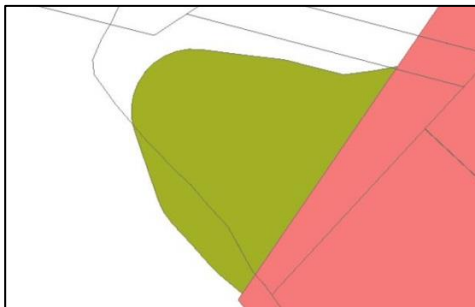
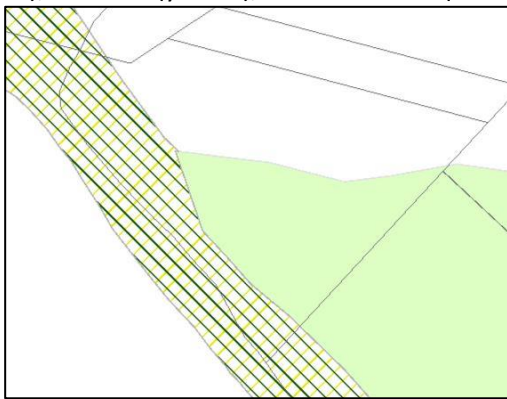
Table 5.4 : Number of Off-Street Parking Spaces

Use of Building or Lot	Minimum Number of Parking Spaces	Minimum number of Parking Spaces for disabled	Minimum Number of Bicycle Parking Spaces (1 rack must secure a minimum of 4 bicycles)
1. dwelling unit	2 per dwelling unit	n/a	n/a
2. secondary suite	1 per secondary suite	n/a	n/a
3. restaurant, pub, cafe	1 per 2 seats	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
4. bed and breakfast home occupation and vacation home rental use	1 per bedroom used for guest accommodation	n/a	n/a
5. service stations and fire halls	4 plus 2 per service bay or fire truck bay	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
6. school	1 per employee plus 10 for visitors	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
7. marinas and boat ramps	1 per 3 berths and 4 per boat ramp or hoist	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
8. hotel, motel, lodge, resort	1 per visitor accommodation unit	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
9. community housing	1 per dwelling unit	n/a	n/a
10. home occupation other than a bed and breakfast	1 per two employees plus the number required for the relevant commercial or industrial use	n/a	n/a
11. community hall, church, social hall	1 per 4 seats of meeting assembly room maximum seating capacity	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
12. industry, equipment storage, building material supply, warehouse	1 per 40 m ² of floor area	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
13. retail, financial service, personal service, office, post office, library, bakery, museum	1 per 20 m ² of floor area	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces

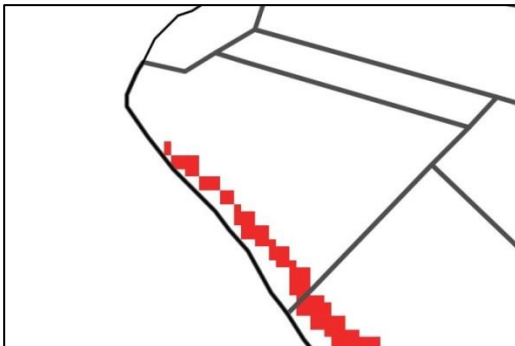
Part 9: Development Permit Guidelines

	9.1 Development Permit Guidelines for the Commercial Centres (Retail and Visitor Accommodations) (See Attachment 2)
Other Regulations	None identified.
Covenants	None. Legal notations on title are in reference to previous DPs/DVPs.
Bylaw Enforcement	HO-BE-2008.1 (density) & HO-BE-2009.1 (land use) – Both files CLOSED HO-BE-2018.1 – OPEN – siting of building. To be addressed by the DVP (HO-DVP-2018.1) and DP (HO-DP-2018.1)

SITE INFLUENCES

Islands Trust Conservancy	This proposal does not directly affect an Islands Trust Fund Board (TFB) owned property or conservation covenant, nor directly affects a property adjacent to a TFB owned property or conservation covenant. It also does not pertain to Crown Land. Therefore referral to TFB for comment is not required.
Islands Trust Regional Conservation Plan 2018-2027 ¹	Map 6 (p. 144) “Priority Lands for Conservation in the Islands Trust Area” classifies the subject property as medium priority for conservation.
Species at Risk	TAPIS mapping indicates that a larger portion of the property is mapped within a Douglas-fir/Dull Oregon grape ecological community (green) and a smaller portion of the property is within a Western Screech Owl habitat (red). 
Sensitive Ecosystems	TAPIS mapping indicates the following sensitive ecosystems: mature forest (light green), wetland (yellow), and woodland (dark green). 
Hazard Areas	OCP Schedule F “Hazard Areas” maps a part of the southwest portion of

¹ <http://www.islandstrustfund.bc.ca/media/84722/rcp-final-web-mar-27.pdf>

	the subject property within an area that has a slope > 30%, as shown: 
Archaeological Sites	Known archaeology site DiSe-38 is mapped on the subject property and there appears to be a direct overlap with the proposed area of development (lowering the floor of the existing building). Planning Staff contacted the Archaeology Branch on May 8, 2018 about any Arch Permits that may be required. Staff at the Arch Branch noted that: “If any land alterations (including new foundation, removal of sandstone) in the area of the property where DiSe-38 is mapped, then a Section 12 Site Alteration Permit is required, as is an Eligible Consulting Archaeologist who can mitigate the impacts to the site. Any work conducted in the area of the site without a permit is a contravention of the <i>Heritage Conservation Act</i>, and could result in prosecution.” The applicant is currently working with an Archaeologist to meet the Branch’s requirement of undertaking a post-impact assessment of the site.
Climate Change Adaptation and Mitigation	As this variance request is for a relaxation to the minimum setback from the natural boundary of the sea, there may be the potential for future impacts by sea level rise or other climate change induced hazards.
Shoreline Classification and data in TAPIS	Sediment Shoreline - Pebble/Sand and Rock Shoreline - Low Rock/Boulder
Groundwater Vulnerability	OCP Schedule D2 (Environmentally Sensitive Areas – Aquifers) maps the subject property within an area that is moderately developed and has high vulnerability aquifers.

ATTACHMENT 2 – DEVELOPMENT PERMIT (DP) GUIDELINES FOR THE COMMERCIAL CENTRES (RETAIL AND VISITOR ACCOMMODATIONS) DEVELOPMENT PERMIT AREA

Prior to undertaking any development, subdivision or land alteration, an owner of property within the Commercial Centres (Retail and Visitor Accommodations) Development Permit area shall apply to the Hornby Island Local Trust Committee for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:

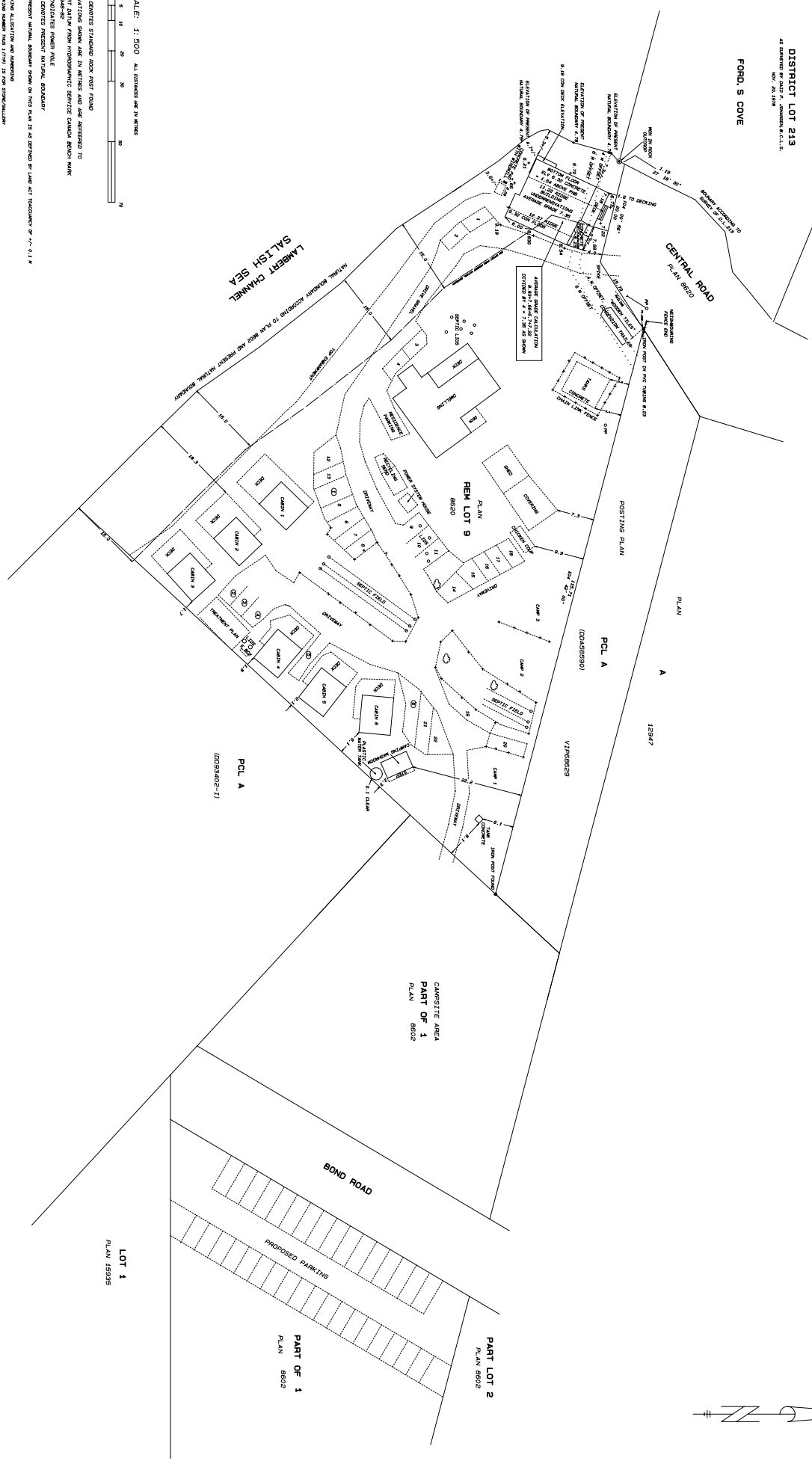
	Guideline	Notes
1	The character of each development (including campgrounds) should be in keeping with the rural environment and blend in with the aesthetic qualities of the natural surroundings.	The zone permits for visitor accommodation, restaurant, retail, liquid fuel sales for boats, and accessory residential. The proposed expansion of the existing building to have a restaurant in it, should aim to meet this guideline. Parking may be of particular concern, which should be addressed by Guideline 5 below.
2	The form of the development should incorporate low, small-scale building designs with such amenities as public walkways and outdoor open spaces for use by the public, and include sufficient services.	The proposed alteration to the existing building on the waterfront amends the roofline; however the current elevation drawing indicates a height of just under 23 feet (max. permitted is 26.2 ft). Proposed height would comply with bylaw. Public walkways and outdoor open spaces not indicated on current site plan.
3	Natural vegetation and trees should be maintained for screening of parking and storage areas and to enhance the privacy and rural flavour of public open spaces.	No proposed changes to existing vegetation. Existing vegetation should be shown on site plan or landscape plan to confirm.
4	In order to minimize light pollution to neighbouring properties, lighting should be softer and lower than supplied by mercury vapour lighting towers, and alternatives that do not light up adjacent private properties shall be required.	Proposed lighting of renovated building not indicated on the site plan. Lighting plans should be confirmed by applicant.
5	Off-street automobile parking should be provided as required by bylaw and the Permit should ensure that it is adequately screened and unobtrusive and, if possible, is located to the rear of the parcel and away from public open spaces and eating places.	Current site plan shows: 6 parking spaces dedicated for the 6 visitor accommodation units; space for parking of 2 vehicles for the residence; and 22 “regular” parking spaces for the retail/restaurant use. No disability spaces are labeled as such on the plan.
6	Adequate convenient toilet and washroom facilities should be provided for the number of customers anticipated.	No proposed changes. The site plan (or a floor plan) showing # and locations of washrooms should be provided by the applicant.

7	Clustering of businesses in order to share in the provision of parking, services, and public facilities and open space should be encouraged.	The retail and restaurant use are proposed to both occur in the same building, thereby clustering the uses to share parking, services, facilities, and open space on-site.
8	A landscape plan incorporating natural landscaping should be required.	A landscape plan should be provided by the applicants.
9	Neon or internally lit signs should not be permitted.	None proposed.
10	All buildings should be finished in natural products such as wood or brick.	Proposed building materials and drawing of façade should be provided by the application.
11	On any lot where residential use is permitted the sequence of construction should be that buildings to be used only for commercial purposes should be constructed prior to any construction of any building that may accommodate residential use, with the exception that one building to be used for commercial purposes that includes one dwelling unit may be constructed, if authorized by zoning regulation, in any sequence of construction on the lot.	Commercial and residential building already constructed.
12	Universal access design principles should be incorporated into the built environment to support the provision of equitable access for all abilities.	Owner/applicant proposing to alter the existing store building in order to achieve this guideline.

PLAN OF SURVEY OF PART OF
LOT 9, SECTIONS 2 AND 18 HORNEY ISLAND
NANAIMO DISTRICT PLAN B602 EXCEPT
PART LYING TO THE NORTH EAST OF A BOUNDARY PARALLEL
TO PERPENDICULARLY DISTRICT 50 FEET FROM
THE NORTH EASTERLY BOUNDARY OF SAID LOT.

DISTRICT LOT 213
AS SHOWN BY DAVID P. JOHNSON & S.L.L.S.
NOT. ON 1998

FORD, S COVE



SCALE: 1:500 ALL DIMENSIONS ARE IN METERS



THIS PLAN SHOWS THE BOUNDARY OF THE LOT 9, SECTIONS 2 AND 18 HORNEY ISLAND, NANAIMO DISTRICT PLAN B602 EXCEPT THE PART LYING TO THE NORTH EAST OF A BOUNDARY PARALLEL TO PERPENDICULARLY DISTRICT 50 FEET FROM THE NORTH EASTERLY BOUNDARY OF SAID LOT.

THE BOUNDARY OF THE LOT 9, SECTIONS 2 AND 18 HORNEY ISLAND, NANAIMO DISTRICT PLAN B602 EXCEPT THE PART LYING TO THE NORTH EAST OF A BOUNDARY PARALLEL TO PERPENDICULARLY DISTRICT 50 FEET FROM THE NORTH EASTERLY BOUNDARY OF SAID LOT, IS SHOWN BY THE BOUNDARY OF THE LOT 9, SECTIONS 2 AND 18 HORNEY ISLAND, NANAIMO DISTRICT PLAN B602 EXCEPT THE PART LYING TO THE NORTH EAST OF A BOUNDARY PARALLEL TO PERPENDICULARLY DISTRICT 50 FEET FROM THE NORTH EASTERLY BOUNDARY OF SAID LOT.

PETER I. MASON
P.L.S.
REGISTERED LAND SURVEYOR
NANAIMO DISTRICT
TEL: (250) 757-4700
FAX: (250) 757-4700
E-MAIL: PETER@PIMASON.COM

PREPARED BY PETER I. MASON, P.L.S.
DATE: 2010/05/16 17:40:02
FILE: 10-0013.DWG, V:\P\10-0013.DWG

Digitally signed by Peter I. Mason
DN: cn=Peter I. Mason, o=Peter I. Mason, ou=Peter I. Mason, email=Peter@PIMason.com, c=CA

HORNBY ISLAND LOCAL TRUST COMMITTEE

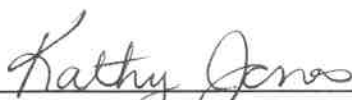
DEVELOPMENT PERMIT HO-DP-01-96

To: J. Fredbeck (Ford's Cove Marina Ltd.)

1. This permit applies to Lot 9 and western portion of Lot 1 (currently zoned "C6-1), Plan 8602, Sections 2 & 18, Except N.E. 50 Feet, Parcel A, Plan 590A, Hornby Island, Nanaimo District.
2. Hornby Island Land Use Bylaw No. 86, 1993 is varied and supplemented as follows:
 - a. All buildings and camping spaces shall be in accordance with Schedule "A" attached to and forming part of this permit.
 - b. The exterior design of all buildings shall be in accordance with Schedules "B" and "C" attached to and forming part of this permit.
 - c. All exterior finishes shall be finished in natural materials and complement existing buildings.
 - d. The layout and dimensions of parking stalls, aisles and driveways shall be in accordance with Schedule "A" attached to and forming part of this permit.
 - e. The driveway and parking area shall be provided and maintained with a hard, durable surface or with gravel.
 - f. Landscaping shall be in accordance with Schedule "A" attached to and forming part of this permit.
 - g. All lighting shall be directed to shine onto the property and shall not illuminate or intrude on surrounding properties.
 - h. Section 9.21.6.1 of Hornby Island Land Use Bylaw No. 86, 1993 (setback from natural boundary of the sea) is varied from 15 metres to 3 metres that applies to the existing store/cafe/gallery building only as shown on Schedule "A" attached to and forming part of this permit.
 - i. Any future alterations or additions to the store/cafe/gallery building or any other buildings on lands subject of this permit will be required to comply with the minimum 15-metre setback to the natural boundary of the sea, as per Section 9.21.6.1 of the Land Use Bylaw.
 - j. Signage shall be made of wood, carved or painted.

3. Development Permits HO-DP-10-81 and HO-DP-14-82 are repealed.
4. This permit is not a building permit nor does it provide permission to construct any works without the required approvals and permits.
5. This permit does not relieve the applicant from complying with the provisions of Hornby Island Land Use Bylaw No. 86, 1993, unless varied by this permit.

AUTHORIZING RESOLUTION PASSED BY THE HORNBY ISLAND LOCAL TRUST COMMITTEE
THIS 15TH DAY OF NOVEMBER, 1996.


Deputy Secretary, Islands Trust

November 15/96
Date Issued

IF THE DEVELOPMENT HEREIN IS NOT COMMENCED BY THE 15TH DAY OF NOVEMBER
THIS PERMIT AUTOMATICALLY LAPSES

F:\WP\COLIN\HORNBY\DP\01-96.PMT

P. 3/7

OCT 04 '96 01:49PM ISLAND TRUST.

I hereby certify this to be Schedule "A" which is attached to and forms part of Development Permit No. HO-DP-01-96.

Kathy Lane
Deputy Secretary, Islands Trust

November 15, 1996

Date of Issuance

Legend 1079+1

✓-CAMPSITES.

SITE PLAN FORD LOVE
TAKEN FROM LAND REGISTRY PLAN NO. 8602)
SCALE 1:20
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER
GRAPHIC DIMENSIONS

Nov. 1990

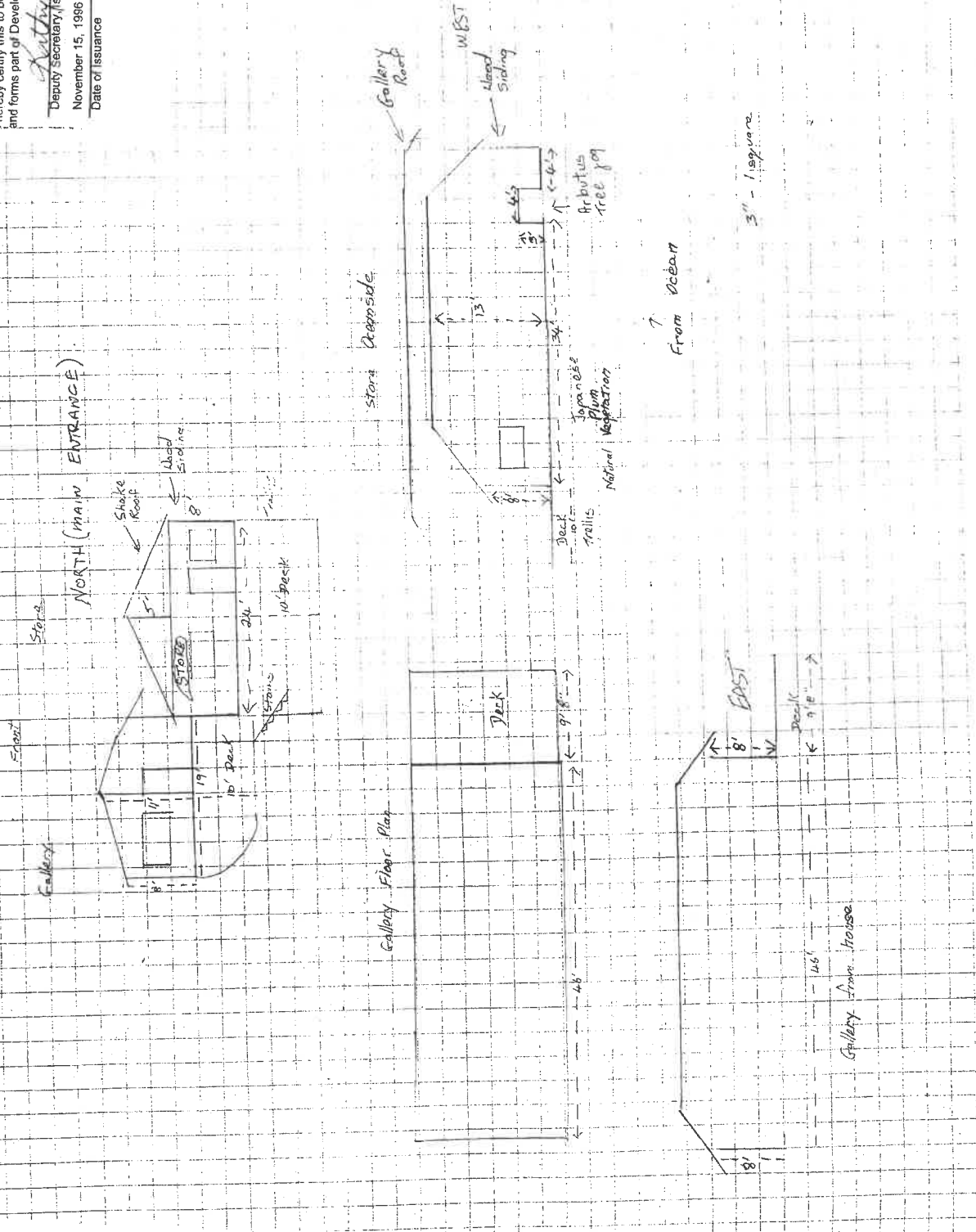
FORD
COVE

I hereby certify this to be Schedule "B" which is attached to and forms part of Development Permit No. HO-DP-01-96.

Duffy Jones
Deputy Secretary / Island Trust

November 15, 1996

Date of Issuance



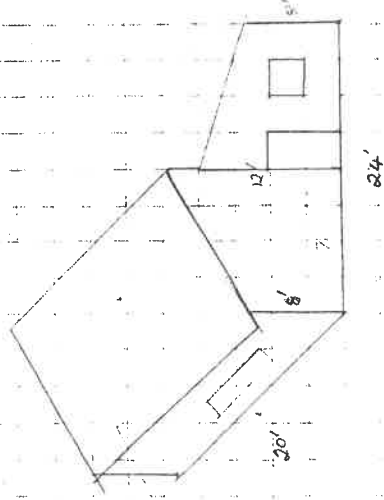
FORD'S COVE MARINA LTD.
HORNEY ISLAND B.C. VOR 120
(604) 335 - 2169

SCHEDULE "C"

3' = 100'

Cabin
Shake roof
Cedar siding

Shake roof



6 cabins same dimensions

Wood siding

I hereby certify this to be Schedule "C" which is attached to and forms part of Development Permit No. HO-DP-01-96.

Anthony Jones
Deputy Secretary Islands Trust

November 15, 1996

Date of Issuance

FORD'S COVE MARINA LTD.
HORNEY ISLAND B.C. V0R 1Z0
(604) 335 - 2169

File No.: File Number 6500-20
(Hornby Island LUB
Amendments)

DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: Madeleine Koch, Planner 2
Northern Team
COPY: Ann Kjerulf, Regional Planning Manager
SUBJECT: Hornby Island Land Use Bylaw No. 150 Amendments

RECOMMENDATION

1. That the Hornby Island Local Trust Committee endorse the Land Use Bylaw Technical Amendments Project Charter v.1.

REPORT SUMMARY

This report summarizes a number of technical issues with the Hornby Island Land Use Bylaw (LUB) that have been discovered since its adoption in 2016, and suggests an approach for resolving the issues. The Hornby Island Local Trust Committee (LTC) is asked to endorse the draft project charter for the Land Use Bylaw Technical Amendments Project (Attachment 1).

BACKGROUND

Since Hornby Island Land Use Bylaw No. 150 was adopted in February 2016, a number of technical issues with the bylaw have been discovered. At the meeting of April 27, 2018, the Hornby Island Local Trust Committee (LTC) passed the following resolution:

HO-2018-024

that the Top Priorities of the Work Program be amended by replacing “Housing amendments” with “Land Use Bylaw amendments” as a Description with the Activity “Bylaw amendments to address issues with respect to the Public Use Area and MALA in the large lot residential zone and other housekeeping amendments.

ANALYSIS

Issues and Opportunities

The LUB issues that have been discovered to date range from minor typographical errors to more complicated technical issues that may impact density and permitted uses in certain cases. It is recommended in the draft project charter (Attachment 1) that staff conduct a technical review of the LUB in an attempt to identify any other issues that need be addressed as part of this project.

It is further recommended that bylaw amendments to address the issues be carried out using two separate amendment bylaws: one to address LUB amendments that do not require Official Community Plan (OCP)

amendments, and one to address LUB amendments that do require OCP amendments. Staff recommend this approach because LUB amendments that are consistent with the OCP may be expedited. It is anticipated that OCP amendments will be required for a number of the issues that have been identified, some of which may impact the development potential of affected lots. These more complicated issues should be handled via a separate amendment bylaw owing to a more complex bylaw amendment and associated consultation process.

The LTC may wish to support the alternative recommendation, to have the bylaws reviewed by Islands Trust's legal counsel.

Summary of Issues Discovered to Date

The bylaw issues discovered to date can be categorized as follows:

"Minor technical amendments" – These include issues that are clearly typographical errors and would not require OCP amendments if corrected.

"Minor technical amendments requiring further research" – These include issues that appear minor, but may somewhat impact development potential of affected properties. These issues require further staff research, and may or may not require OCP amendments.

"Major amendments" – These include issues that affect development potential and would likely require OCP amendments in order to be resolved.

Following is a categorized table summarizing the bylaw issues that have been discovered to date. Attachment 2 includes excerpts from the bylaw with "tracked changes" and comments to show the location of these issues and, where appropriate, the amendments that would be required to resolve them.

Land Use Bylaw No.150 Section	Summary of Issues
MINOR TECHNICAL AMENDMENTS	
Part 3 – General Regulations	Throughout this Part, there are numerous references to various sub-sections within Part 3 and many of these citations are incorrectly numbered
8.2(1)	Typo – Section 8.2(1) includes two articles labelled "(e)"
Table of Contents (Reference to Section 9.1)	Typo – The word "retail" is misspelled
8.13	Typo – The subsection numbering skips 8.13(10)
10.1 (Temporary Use Permits) 1.1(1) Definition of Vacation Home Rental Use 6.5 Subdivision for Residence of a Relative	Each of these sections makes reference to outdated <i>Local Government Act</i> sections
All zones intended for residential use	Throughout the zones intended for residential use, the "permitted uses" subsections include "residential use of a <i>dwelling</i> ". Then, under the "permitted buildings, structures, and density" subsection, it states "a maximum of [x number] of <i>dwelling units</i> " is permitted. The term "dwelling unit" is defined in the bylaw, but "dwelling" is not. Suggest rewording the permitted uses subsections to state "residential use of a <i>dwelling unit</i> " (where applicable).

MINOR TECHNICAL AMENDMENTS REQUIRING FURTHER RESEARCH	
8.5(7) – 8.5 (9) Floor area for winery/ cidery lounge	This section attempts to regulate the floor area of retail sale space and food and beverage service lounges for licensed wineries or cideries located in the Agricultural Land Reserve (ALR). It is unclear whether or not the LTC may regulate this, as the Agricultural Land Commission (ALC) permits “alcohol production facilities, and ancillary uses” as a farm use that may not be prohibited by local governments. Lounges are considered an ancillary use under the Agricultural Land Commission Use, Subdivision and Procedure Regulation, and are permitted a maximum floor area of 125 square metres indoors and 125 square metres outdoors. Further research is required to determine whether or not the LTC may limit lounge floor area in the ALR.
Schedule B (Zoning Map)	Schedule B indicates that PID 009-651-438 (adjacent to the Co-op Gas Station and Tribune Bay Campground) has site-specific A1(a) zoning. However, there is no corresponding zone description in the Land Use Bylaw text. Staff have conducted preliminary research into the file history but were not able to determine why this happened. It appears that this was likely a typo but further research is required to determine if there was a specific intent for the A1(a) zone.
Schedule B (Zoning Map)	On Schedule B, PID 028-022-963 is split-zoned A1 and R2 (with only a small area of about 750 square metres being in the R2 zone). This lot is entirely within the ALR, and typically, lots within the ALR are zoned A1. For consistency, it would be best to rezone the R2 portion as A1. Further research is needed to determine if doing so would have an impact on development potential for the subject property.
Section 7.2 (Zone Boundaries) Section 1.1 (Definitions)	7.2(3) states that zone boundaries between water and land based zones are to be determined based on the “most recent plan registered in the Land Title Office”. This is problematic, as often the most recent plan is so old that the shoreline geography could have changed substantially since the time the survey was conducted. The definition of “natural boundary” also defers to the most recent survey plan. Consideration should be given to amending these sections so that there is no reference made to the most recent plan, and instead physical characteristics of the rocks/ soil should be used to determine the natural boundary, as described in the first part of the definition of “natural boundary”. This is under the “minor technical amendments requiring further research” category because this may impact development potential for affected lots.
Part 4 – Sign Regulations	The number of signs permitted for the A1 zone is “1 per home occupation”. This effectively prohibits the use of a sign to advertise a farm, as a farm is an agricultural use, not a home occupation use. Consideration should be given to changing this to allow a sign for a home occupation and/ or an agricultural use (and potentially other permitted uses that may warrant a sign). Further research is required to ascertain if there is a reason the regulation was written this way.
3.9(2) Fences	This subsection states “the provision of a landscape screen is exempted from subsection 3.7”. Subsection 3.7 pertains to Vacation Home Rental Uses, and does not make reference to landscape screens. The intent of subsection 3.9(2) is unclear.

MAJOR AMENDMENTS	
8.2(2)(b) and 8.2(7-9) Minimum Average Lot Area (MALA) for R2 zone	These are the subsections that affected analysis of current rezoning application No. HO-RZ-2018.1 (Wiseman). There is a contradiction between subsection 8.2(8), (which stipulates a minimum average lot area (MALA) of 2 hectares) and subsection 8.2(9) (which stipulates a MALA of 4 hectares for lots that are permitted to have two dwellings). All R2 zoned lots with an area of 4 hectares or greater are permitted two dwellings, as stipulated in 8.2(b). This effectively makes subsection 8.2(8) redundant, as 8.2(9) effectively prohibits subdivision of a 4 hectare lot in the R2 zone, and 4 hectares would be necessary to achieve a 2 ha MALA. This issue was thoroughly researched by reviewing project records and the intended MALA at the time of bylaw drafting was unclear. Resolution of this issue would require a decision on whether the R2 MALA should be 2 hectares or 4 hectares, which impacts development potential for the entire R2 zone and would likely require an OCP amendment.
8.21 (PU) Public Use Zone	The PU zone includes a site-specific PU(a) zone, which applies to the Provincial lease lots to the south of central road. While the previous land use bylaw allowed extra permitted uses in the PU(a) zone in addition to the standard uses permitted in the PU zone, the existing bylaw only permits four specific uses in the PU(a) zone and appears to prohibit the standard PU permitted uses for the PU(a) zone. Further research is needed to determine if there was a reason for limiting the PU(a) zone in this way. Depending on the LTC's chosen course of action, an OPC amendment may or may not be required.
8.13 (C5) Comprehensive Commercial Zone (Ford Cove)	Under the previous Land Use Bylaw, Ford Cove Marina was zoned to allow camping, but the existing bylaw does not include camping as a permitted use for Ford Cove. Further research into the project history is needed to determine if this was an error or if there was a reason for this change. Depending on the findings and the LTC's chosen course of action, this may or may not require an OCP amendment and may impact current use of those lots within the C5 zone.

Two technical issues with Hornby Island Official Community Plan (OCP) No. 149 have also been identified, as described in the table below:

Official Community Plan Bylaw No. 149 Section	Summary of Issues
Policy 6.4.1.1	Incomplete sentence - Typo
Section 6.10 Temporary Use Permits	Temporary Use Permit guidelines are included in both the OCP and the LUB. However, each set of guidelines is somewhat different. The guidelines should be in the OCP or LUB, not both.

Rationale for Recommendation

The draft project charter proposes an approach for carrying out this project, and attempts to address as many issues as possible, as efficiently as possible. The recommendation is found on page 1 of the staff report.

ALTERNATIVES

1. Request Bylaw Review by Legal Counsel

The LTC may wish to refer the bylaws to Islands Trust legal counsel for their review and comment. Draft resolution as follows:

That the Hornby Island Local Trust Committee direct Staff to refer the Hornby Island Official Community Plan and the Hornby Island Land Use Bylaw to Islands Trust legal counsel for review and comment regarding the best approach for resolving issues.

NEXT STEPS

If the LTC accepts the recommendation, staff will conduct a technical review of the LUB and further research into the project history, and will report findings back to the LTC at a future LTC meeting.

Submitted By:	Madeleine Koch, MCIP, RPP Planner 2	July 25, 2018
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 25, 2018

ATTACHMENTS

1. Draft Project Charter
2. Marked up LUB Excerpts



Islands Trust

**HORNBY ISLAND
LAND USE BYLAW No.150, 2014**

**Including Tracked Changes and Comments to identify
technical issues**

As amended by the
Hornby Island Local Trust Committee

Consolidated Version: March 28, 2018

This Bylaw is consolidated for convenience only and is not to be
construed as a legal document.

For reference to original bylaw and amendments,
please contact:

Islands Trust - Northern Office, 700 North Road
Gabriola Island, BC V0R 1X3
(250) 247-2063

Preserving Island communities, culture and environment

CONSOLIDATED BYLAW AMENDMENTS

This copy is consolidated for convenience only and includes the following **text amendments only**:

<u>Bylaw Number</u>	<u>Amendment Number</u>	<u>Adoption Date</u>
Bylaw No. 152	Amendment No. 1, 2015	June 10, 2016
Bylaw No. 153	Amendment No. 1, 2016	December 2, 2016
Bylaw No. 155	Amendment No. 1, 2017	February 9, 2017

HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 150

**A BYLAW TO ESTABLISH REGULATIONS AND REQUIREMENTS RESPECTING THE USE OF
BUILDINGS AND STRUCTURES AND THE USE AND SUBDIVISION OF LAND**

The Hornby Island Local Trust Committee, being the Local Trust Committee having jurisdiction on and in respect of the Hornby Island Local Trust Area pursuant to the *Islands Trust Act*,

AND WHEREAS the Hornby Island Local Trust Committee wishes to adopt a Land Use Bylaw,

The Hornby Island Local Trust Committee enacts as follows:

1. TITLE

This Bylaw may be cited as the "Hornby Island Land Use Bylaw No. 150, 2014".

2. APPLICATION

This Bylaw applies to:

Hornby Island,
Toby Island,
Flora Islet,
Norris Rocks,

and unnamed islets and the surface of water within 1000 metres of the natural boundary of the sea on Hornby and Toby Islands and Flora Islet, except where the boundary overlaps with that of Denman Island in which case, the jurisdiction of the Hornby Island Local Trust Committee extends to a line mid-channel between the two Islands as shown on Schedule B.

3. ORGANIZATION

The following schedules attached to and forming part of this Bylaw, are adopted as "Hornby Island Land Use Bylaw No. 150, 2014":

Schedule A: Bylaw Text
Schedule B: Land Use Zoning Map

4. BYLAW REPEAL

"Hornby Island Land Use Bylaw No. 86, 1993" is repealed upon adoption of this Bylaw.

READ A FIRST TIME THIS 25TH DAY OF APRIL , 2014
PUBLIC HEARING HELD THIS 11TH DAY OF JULY , 2014
READ A SECOND TIME THIS 17TH DAY OF JULY , 2015
PUBLIC HEARING HELD THIS 14TH DAY OF AUGUST , 2015
READ A THIRD TIME THIS 14TH DAY OF AUGUST , 2015

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

6TH DAY OF OCTOBER , 2015
ADOPTED THIS 12TH DAY OF FEBRUARY , 2016

SECRETARY

CHAIRPERSON

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SCHEDULE A LAND USE BYLAW TEXT

PART 1 INTERPRETATION

1.1 Definitions

- (1) In this Bylaw words have their ordinary dictionary meaning except as follows:

accessory in relation to a use, building or structure means incidental, secondary and exclusively devoted to a principal use, building or structure expressly permitted by this Bylaw on the same lot and within the same zone, or, if the accessory use, building or structure is located on the common property in a bare land strata plan, on a strata lot in that strata plan.

agriculture means the use of land, buildings or structures for the growing, rearing, harvesting, processing, marketing or production of agricultural plants, crops or livestock.

agricultural land reserve means a reserve of land established under the *Agricultural Land Reserve Act*.

Attached housing means two or more dwelling units that are attached physically but are owned or occupied by different domestic units.

bed and breakfast means a home occupation use that provides bedrooms within a dwelling unit for the temporary accommodation of the travelling public, and the provision of breakfast meals to those guests, but does not include boarding house.

bicycle rack means a structure designed to support and to accommodate the locking of no less than four bicycles.

boarding house means a dwelling, or part thereof, in which furnished sleeping accommodations, with meals, are provided for consideration to four or more persons as permanent accommodation.

building means any structure which is used or intended to be used for the shelter, habitation, support or accommodation of people or animals, or for the storage of goods or chattels, and includes manufactured homes, wood sheds, garages, carports, garden sheds, tool sheds and pit toilets.

campground means the use of land for the rental, lease or cooperative ownership of camping spaces for temporary accommodation of recreational vehicles, trailers or tents for a period not exceeding four weeks for any one occupant, but does not include a manufactured home park or park model homes.

camping space means an area in a campground that is used for the siting of one vehicle, trailer or tent, and for picnicking and overnight camping.

cliff means a land surface having an average slope exceeding 50 degrees measured from the horizontal plane and having a height exceeding 10 m (33 ft).

commercial kennel means a kennel used for the commercial accommodation or breeding or rearing of more than three dogs over the age of four months.

community facility means a building, structure or administrative office operated by a non-profit society or local government for the benefit of the community generally and used for community events including classes, public entertainment, cultural and social events or, in the context of a community housing development, for shared amenities for the use and enjoyment of the residents of the community housing development.

community housing means dwelling units that are deed restricted and/or rent controlled, that are subject to a housing agreement under s. 905 of the LGA and are constructed for community residents on land that is owned by a government body or agency or a non-profit organization constituted under the *Society Act*.

community trade and services means the creation of artisan products or the provision of services such as personal, business, food preparation, repair and professional services and may include retail sales.

crafts means original and unique works and works of art that are created by artisans and artists.

day care means a facility licensed to provide care services for no more than seven children;

derelict vehicle means any motor vehicle that has not been licensed for more than twelve months or is incapable of being driven.

domestic unit means a group of not more than five unrelated individuals.

dwelling unit means a room or set of rooms

- (a) used or capable of being used for human habitation by one or more individuals living in common occupancy as a single domestic unit and sharing facilities contained in that unit;
- (b) contained in a single building or manufactured home, ;
- (c) containing only one kitchen; and
- (d) under one roof with any covered walkway, covered patio or hall connecting two building portions being no longer than 4.0 m.

ecosystem means a functioning unit consisting of all organisms (plants, animals, microbes, and humans) in a given area and all the non-living physical chemical factors of their environment linked together through nutrient recycling and energy flow.

family means one or more persons related by blood, marriage, common law, adoption or foster parenthood; or not more than five unrelated persons sharing a dwelling unit.

fill means earth, sand, gravel or any other similar material used to raise, lower or in any way affect the elevation or contour of the natural ground surface.

float camps means float homes, rafts or other vessels anchored or moored and used or intended to be used as residential accommodation.

floor area means the total area of all floors in a building that have a floor to ceiling height greater than 1.2 m, including, where such use is permitted, floors in a recreational vehicle used for a residential use, measured to the exterior surface of the perimeter walls or, in the case of regulations dealing with floor areas within buildings, the interior surface of the walls of the relevant building area, and includes enclosed balconies, decks, porches and similar projections; but excludes cisterns and vertical service spaces that pierce a storey.

food processing and catering in regards to a home occupation means the creation of food products for consumption off-site and excludes take-out restaurants, cafes or similar food service facilities.

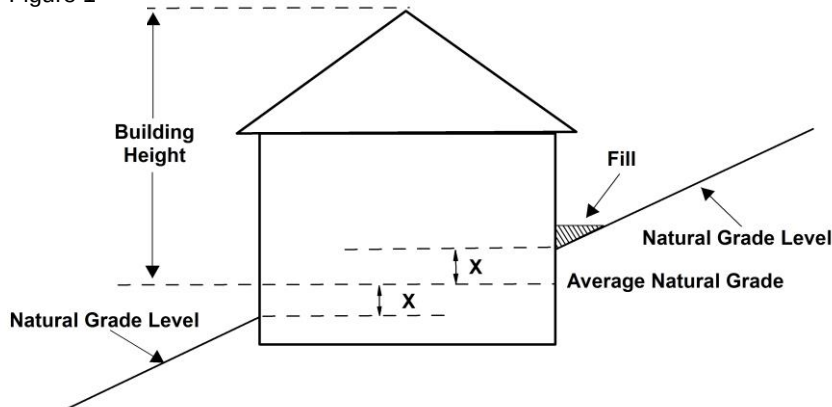
full-time equivalent in relation to employees for home occupations means the total number of hours that an employee would work in a year based on an 8-hour day.

grade level, average natural means the average natural grade level at the perimeter of a building or structure calculated by averaging the elevations at the midpoints of all the exterior walls or support points forming the building or structure's footprint.

grade level, natural means the level of the natural ground elevation adjoining each exterior wall of a building or structure.

height of building or structure means the vertical distance to the highest point of the upper roof and in the case of a structure without a roof, to the highest point of the structure, all measured from average natural grade level.

Figure 1



highway means a public road, lane, bridge and any other way open to public use, but does not include a private right-of-way on private property.

home occupation means any trade, occupation, profession or craft carried on for remuneration or financial gain and which is accessory to the principal residential use of a lot.

horticulture means the use of land for growing fruits, vegetables, plants or flowers.

hostel means a building that contains shared sleeping units and common facilities for cooking, eating and washing in order to provide temporary accommodation for persons such as summer workers, displaced.

human habitation means the use of a building or structure by a person or persons for shelter, cooking of food or sleeping and includes temporary and transient use for these purposes.

incidental sales, in relation to a home occupation use, means the sale of products normally associated with the home occupation.

kitchen means an area within a building used for preparing food and may include food storage and serving and dish washing facilities.

land includes land that is ordinarily covered by water.

laundromat means a commercial or communal establishment for the self service washing, drying or ironing of clothes or household linens.

Live/work studio means a commercial use combined with a residential use in such a manner that the residential and commercial uses constitute a single occupancy of the premises,

lodge means a building containing two or more visitor accommodation units with or without common dining facilities.

lot means any lot; block or other area in which land is held or into which it is subdivided.

lot coverage means the proportion of the lot area that is covered by buildings and structures including, where such use is permitted, a recreational vehicle used for a residential use, expressed as a percentage of the lot area;

lot line means a legally defined line bounding any lot and

- (a) **front lot line** means a lot line common to a lot and an abutting highway, and where there is more than one such line, the shortest of them;
- (b) **rear lot line** means the lot line opposite the front lot line, and where the rear portion of the lot is bounded by intersecting lines, the point of such intersection farthest from the front lot line;
- (c) **exterior side lot line** means the lot line or lot lines not being the front lot line or rear lot line but common to a lot and an abutting highway; and
- (d) **interior side lot line** means any lot line that is not a front lot line, rear lot line or exterior side lot line.

low impact recreation means recreational activities which cause minimal disturbance to the natural environment, including but not limited to hiking, bicycling, bird watching, horseback riding, picnicking and specifically excluding the use of motorized vehicles.

manufactured home means a transportable dwelling unit which arrives at the site where it is to be occupied, complete and ready for occupancy except for placing on foundation supports, connections of utilities and some incidental assembly.

mariculture means the cultivation, rearing and harvesting of univalve or bivalve mollusca.

marina means marine docking, moorage, storage and launching facilities for the accommodation, moorage, storage, launching, maintenance and minor repair and sale of boats and similar vessels and includes yacht clubs and structures commonly associated with marine docking, moorage, storage and launching facilities, but specifically excludes all structures used or intended to be used for the shelter or storage of boats.

medical health clinic means a facility for medical diagnosis and treatment of out-patients.

mooring buoy means a buoy marking the location of a mooring. Usually attached to an anchor by a rope, cable or chain.

natural boundary means the visible high water mark of the sea, a lake, a stream or other water body where the presence and action of water are so common and so long continued in all ordinary years as to mark upon the soil or rock of the bed of the body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the *Land Act*, or a surveyed high watermark identified on the plan of subdivision most recently registered in the Land Title Office, or the plan accompanying the instrument conveying Crown land in fee simple. In a dispute, a new plan prepared by a BC Land Surveyor shall prevail.

Comment [MK1]: Consider removing this part

natural ground surface means the ground surface of land prior to any intentional disturbance, alteration, excavation or placement of fill.

personal service means the provision of services directly to the physical person of the consumer and includes hair cutting shops, massage therapists, medical health clinics and the incidental retail sale of goods commonly associated with these uses.

principal use means a main permitted purpose for which land, buildings or structures, as listed in the applicable zoning district in this bylaw, is used.

pub means an establishment providing primarily for the serving of alcoholic beverages, including off-premises sales, and includes premises in which food is served in conjunction with the serving of alcoholic beverages.

public park means land designated as park on a plan of subdivision filed in the Land Title Office or land designated under the *Park Act* or the *Park (Regional) Act*.

public recreation facility means playgrounds, sport facilities, clubhouses and associated meeting spaces, shower and locker rooms and related amenities operated by a non-profit society for the public and does not include a pub.

public service use means the provision of water, gas, electrical, telephone, television or emergency services by a government body or agency or by a company regulated by the *Utilities Commission Act* or the *Radio communication Act* of Canada, serving only the Hornby Island local community.

public use includes the use by the general public of such things as schools, streets, highways, hospitals, government buildings, parks, water reservoirs, community housing, public theaters, bridges, utilities and numerous other purposes designated as beneficial to the public.

pump/utility house means a building or structure with a maximum floor area of 4 m² having the sole purpose of enclosing pumping equipment, valves, pipes and filtration equipment associated with a source of water, electrical power or communication connection devices.

recreational vehicle means any structure, trailer, or vehicle used or designed to be used for temporary living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled.

residential means a use of land providing for the home life of a person or persons in common occupancy.

restaurant means an establishment providing primarily for the preparation and sale of food for eating in the establishment or taking out, and may include the serving of alcoholic beverages in conjunction with food.

retail store means an establishment providing for the sale, rental or repair of commodities or goods to the ultimate consumer or user, and specifically excludes Laundromats and service stations.

school means a public or private education facility not including overnight or dormitory accommodation.

secondary suite means an separate dwelling unit located wholly within a building which is a single real estate entity used for residential use and which contains only one other dwelling unit (See section 3.8).

service station means a use of land providing for the retail sale of motor fuels and lubricating oils and which may include the sale, servicing or repair of motor vehicles, the sale of motor vehicle accessories, and the rental of trailers, motor vehicles, and tools and equipment for automotive or household use.

shipping container means a metal transport container designed for and customarily associated with road, rail or ocean transport.

sign means any identification, description, illustration or device which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, service, place, activity, person, institution, business or solicitation.

sign, third party means a sign that is located on a different lot from the lot on which is located the land use, occupancy or business to which the sign pertains, and for this purpose abutting lots in common ownership are considered to be a single lot.

silviculture means all activities related to the growing and sustainable management of forests but does not include the processing of wood or wood products.

structure means any object or construction fixed to, supported by or embedded in land including retaining walls and stairs and excludes loose stones and concrete, other paved surfaces, storage of building materials, septic fields, tanks, absorption fields and related appurtenances.

studio means the working place of a painter, sculptor, photographer, musician, or other arts or crafts person.

vacation home rental use means the use of a residential dwelling unit for the temporary accommodation of paying guests, where:

- a) an owner or tenant of the lot on which the dwelling unit is located is ordinarily resident in the dwelling and the vacation home rental use is occurring during a temporary absence of that owner or tenant; or
- b) the owner or tenant is residing in another lawful dwelling on the same lot while the vacation home rental is occurring; or
- c) the owner of the lot resides seasonally in the dwelling unit and the vacation home rental use is occurring during the absence of that owner;

and includes such a use of a dwelling unit the residential use of which is a lawfully non-conforming use under ~~s. 911~~ **Division 14** of the *Local Government Act*, unless such residential use is discontinued for a continuous period of six months.

visitor accommodation unit means commercial accommodation on a lot zoned for commercial use that consists of the temporary rental of a room or set of rooms for not more than four consecutive weeks to members of the traveling public whose permanent domicile or home life is elsewhere.

watercourse means any natural depression with a bed 0.6 m or more below the average elevation of the surrounding land, containing water at least six months of the year.

1.2 Information Notes

- (1) Where a paragraph or sentence in this Bylaw is preceded by the words "Information Note", the contents of the paragraph or sentence are provided only to assist in understanding of the bylaw and do not form a part of the Bylaw.

PART 2 ADMINISTRATION

2.1 Application

- (1) This Bylaw shall apply to that part of the Hornby Island Local Trust Area as shown on Schedule C. Encompassed in this area of application are the entire land area of all islands, islets, reefs, rocks, and the seabed, water column and all surface waters.

2.2 Conformity

- (1) No person may use or occupy or permit any land, water surface, building or structure to be used or occupied, or subdivide any land, except as permitted by this Bylaw.
- (2) No building or structure shall be constructed, reconstructed, altered, moved or extended by the owner, occupier or other person such that it contravenes this bylaw
- (3) Nothing contained in this Bylaw relieves any person from the responsibility to comply with other legislation applicable to their use of land, buildings or structures.
- (4) Any existing lot created prior to adoption of this Bylaw that is less than the minimum lot area specified in the applicable zone for the creation of new lots by subdivision may be used for any use permitted in that zone unless otherwise specified in this Bylaw.
- (5) No lot or area may be subdivided, no building, structure or land may be used, and no building or structure may be sited in a manner which renders any existing use, building or structure illegal or non-conforming.

2.3 Inspection

- (1) The Islands Trust Bylaw Enforcement Officer or any officers of the Islands Trust designated to administer this Bylaw is authorized to enter, at any reasonable time and after having given prior notification to the occupier, upon any property that is subject to regulation under this Bylaw, for the purpose of determining whether the regulations are being observed.

2.4 Violation

- (1) Any person who does any act or thing or permits any act or thing to be done in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing which is required to be done by any of this Bylaw commits an offence under this Bylaw.

2.5 Penalty

- (1) Any person who commits an offence against this Bylaw is liable, upon summary conviction, to a fine and penalty, pursuant to the *Offence Act*, and the costs of prosecution. Each day during which an offence against this Bylaw is continued is deemed to constitute a new and separate offence.

2.6 Covenants

- (1) Where under this Bylaw an owner of land is required or authorized to grant a covenant restricting subdivision or development, the covenant must be granted to the Local Trust Committee pursuant to Section 219 of the *Land Title Act* in priority to all existing financial charges and delivered in registerable form satisfactory to the Local Trust Committee prior to the granting of the approval or authorization in respect of which the covenant is required. The covenant must indemnify the Local Trust Committee in respect of any fees or expenses it may incur as a result of a breach of the covenant by the covenantor.

2.7 Siting Compliance

- (1) Every applicant for a rezoning, a development permit, a temporary use permit or a development variance permit must provide a plan, sometimes referred to as a "survey certificate", signed by a B.C. Land Surveyor showing the location on the lot of all existing and proposed buildings, structures and sewage absorption fields in relation to lot and zone boundaries, watercourses, wells and the sea, and in relation to other buildings on the lot, unless the Local Trust Committee determines that the provision of such a plan is not reasonably necessary to establish whether the proposed buildings, structures comply with the siting requirements of this or any other Bylaw.

2.8 Severability

- (1) If any section, subsection, sentence, clause, phrase, plan, map, diagram, table, schedule, or other graphic material or any part thereof of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

PART 3 GENERAL REGULATIONS

3.1 Uses Permitted in All Zones

- (1) In addition to uses permitted in specific zones, the following uses are permitted in all zones:
 - (a) Public service uses;
 - (b) Emergency heliports;
 - (c) Conservation areas, including ecological reserves and other habitat reserves and parks but excluding playgrounds and playing fields; and
 - (d) Air and marine navigation aids.

3.2 Uses Prohibited in All Zones

- (1) For certainty, the following uses, buildings and structures are prohibited in all zones, except where expressly permitted in Part 8:
 - (a) The use of a boat, vessel, or structure over water as a residence for more than four consecutive weeks or more than 90 days in any calendar year, except where expressly permitted;
 - (b) The use of the surface of the water for the mooring or berthing of float camps;
 - (c) The use of an accessory building or structure as a dwelling unit;

- (d) Overnight accommodation in tents or recreational vehicles accessory to or in association with vacation home rental use.
- (e) Amusement parks, shooting ranges, water slides, go cart tracks, and commercial golf courses;
- (f) Fin fish aquaculture in any water zone;
- (g) Commercial kennels;
- (h) Airports other than float plane bases;
- (i) Heliports
- (j) Wharves and breakwaters except those operated by government and those operated for commercial purposes;
- (k) Disposal of effluent from pumping out sewerage facilities on to land
- (l) Disposal of sewage by marine outfall;
- (m) Disposal or storage of toxic or hazardous waste;
- (n) Storage of waste and sale of salvage material unless expressly permitted in Part 8 of this Bylaw;
- (o) Wrecking or storage of derelict automobiles, vessels or mechanical equipment.
- (p) The rental or sale of personal watercraft, all-terrain vehicles, gas powered scooters or off-road motorcycles;
- (q) Water utility lines connecting any one island to another island or the mainland;
- (r) Wind generators in any water zone and wind generators intended to provide power to an island other than the island on which the structures are located;
- (s) Casinos;
- (t) Any use of a shipping container unless screened;
- (u) The use of a well for the extraction of ground water for transportation off the lot from which it is extracted, except where permitted through zoning regulations or Temporary Use Permit;
- (v) Commercial raising of domestic animals or poultry on lots having an area less than 1.0 hectare;
- (w) Exterior lights that illuminate surrounding properties or a highway;

INFORMATION NOTE: *uses that are not permitted in this Bylaw may be considered upon application for a Temporary Use Permit in accordance with Official Community Plan policies and regulations in this Bylaw pertaining to Temporary Use Permits.*

3.3 Siting and Setback Regulations

- (1) The setback regulations set out in this Bylaw do not apply to any permitted sign or fence that does not exceed 2.0 metres in height.
- (2) No building or structure may be located within 15.0 metres of, nor less than 1.5 metres above, the natural boundary of any lake, watercourse or the sea.
- (3) Despite Subsection 3.3(2) no buildings or structures may be located within 30.0 metres of Ford Creek or Beulah Creek or wetlands shown on Schedule D

- (4) Where fill is used to achieve the elevation required in Subsection 3.3(2), no portion of the fill slope may be less than 15.0 metres from the natural boundary and the face of the fill slope must be adequately protected against erosion by floodwaters.
- (5) No building structure may be located within 15.0 metres of the edge of any cliff, unless the owner provides to the Islands Trust a certification signed by a professional engineer with experience in geotechnical engineering that the siting of the building or structure is safe, in which case the minimum distance is 10.0 metres.
- (6) All pit toilets must be set back at least 15.0 metres from all lot lines.
- (7) Feeding troughs, manure piles, buildings and structures for housing animals and sewage disposal fields must be set back at least 30.0 metres from any well or from the natural boundary of any lake, watercourse or the sea.
- (8) The keeping of livestock or birds and the siting of buildings or structures used for housing livestock or poultry is prohibited within 15.0 metres of the natural boundary of any lake, watercourse or the sea.
- (9) Feeding troughs, manure piles and buildings and structures for housing animals must be set back at least 15.0 metres from all lot lines.
- (10) Buildings and structures used for the commercial growing of mushrooms, the commercial raising of livestock or more than 100 birds must be set back at least 30.0 metres from any highway, lot line, and the natural boundary of any lake, watercourse or the sea.

3.4 Height Regulations

- (1) Buildings and structures other than agricultural buildings and structures must not exceed a height of 8.0 metres.
- (2) Buildings and structures, other than agricultural buildings and structures, located within 100.0 metres of the natural boundary of the sea must not exceed a height of 7.0 metres.
- (3) Accessory buildings and structures must not exceed a height of 6.0 metres.
- (4) Agricultural buildings and structures must not exceed a height of 10 metres.
- (5) The height limits set out in this section do not apply to any radio or television antenna, flag pole, lighting pole, utility pole, water storage tank or wind turbine.

INFORMATION NOTE: *Applications for development variance permits to vary the setback or height requirements of this Bylaw can be considered by the Local Trust Committee.*

3.5 Accessory Uses, Buildings and Structures

- (1) Unless a building is attached to a principal building by a structure having walls, roof, and a floor, it is for the purposes of this Bylaw deemed not to be part of the principal building, but is deemed to be an accessory building or structure.
- (2) The floor area occupied by a cistern used for domestic water or irrigation purposes is excluded from the calculation of the floor area of any accessory building or structure.

3.6 Home Occupation Regulations

Prohibited Uses

- (1) Only the uses expressly permitted in Subsections 3.6(3), 3.6(9), ~~3.6(11), and 3.6(22) and 3.6(29)~~ inclusive are permitted as home occupations. Without limiting the generality of the foregoing the following uses are prohibited as home occupations:
 - (a) restaurant, food take-out service;
 - (b) retail store;
 - (c) salvage, junk or incineration business;
 - (d) chemical manufacturing;
 - (e) storage of toxic or flammable materials other than for use in small quantities in carrying out a home occupation;
 - (f) winery involving a lounge other than on ALR land;
 - (g) extraction and sale or delivery of groundwater;
 - (h) high-pressure cleaning, laundry, laundromat, shower or bathing facility or other activity that involves the use of groundwater as a primary element of the home occupation or that causes total domestic water use to exceed 350 litres per day;
 - (i) any activity that creates vibration, glare, fumes, odours, electrical interference or any other nuisance ordinarily detectable off the lot on which the home occupation is operated; and
 - (j) any activity that is prohibited elsewhere in this bylaw.

Limited Home Occupations

- (2) Subsections 3.6(3) to 3.6(7) inclusive apply to home occupations conducted on lots less than 0.1 hectare in area.
- (3) The following uses, and no other uses, are permitted as home occupations:
 - (a) Art and craft studios not open to the public;
 - (b) Professional office;
 - (c) Mail order business;
- (4) The maximum total combined floor area of all home occupations conducted on the lot is 40 percent of the total combined floor area of the dwelling unit and accessory buildings, up to a maximum of 65 square metres.
- (5) The home occupations must be conducted wholly within a principal dwelling unit.
- (6) The home occupations must be operated solely by residents of the property.
- (7) The noise level created by a home occupation on the lot must not be detectable at the lot line.

Basic Home Occupations Tier 1

- (8) Subsection 3.6(9) applies to home occupations conducted on lots of 0.1 hectare or larger and less than 0.4 hectares in area.

- (9) The following uses (including uses permitted in the Limited Home Occupation), and no other uses, are permitted as home occupations:
- (a) Home occupation uses listed in Subsection 3.6(3)
 - (b) Bed and breakfast
 - (c) Art and craft studios, including incidental sales
 - (d) Personal service, including incidental sales

Basic Home Occupations Tier 2

- (10) Subsections 3.6(~~911~~) to 3.6(~~1920~~) inclusive apply to home occupations conducted on lots of 0.1 hectare or larger and less than 2.0 hectares in area.
- (11) The following uses; ~~including uses permitted in the Limited Home Occupation and Basic Home Occupations Tier 2;~~ and no other uses, are permitted as home occupations:
- (a) Home occupation uses listed in Subsection 3.6(3) and 3.6(9)
 - (b) Bed and breakfast
 - (c) Art and craft studios, including incidental sales
 - (d) Personal service, including incidental sales
 - (e) Day care
 - (f) Manufacture, assembly and repair of goods, including incidental sales
 - (g) Welding shops, including incidental sales
 - (h) Trades persons offices, including incidental sales
 - (i) Sales distributorship
 - (j) Sale of arts and crafts produced on the property, including incidental sales
 - (k) Rental of un-motorized boats, and kayaks
 - (l) Rental of bicycles and tools
 - (m) Food processing and catering
 - (n) Teaching classes limited to crafts, trades or arts
 - (o) sales of products grown or produced on the lot
- (12) A maximum of two home occupations are permitted per lot.
- (13) The home occupations must be conducted wholly within a principal dwelling unit or an accessory building.
- (14) Despite 3.6(~~1311~~), kilns ~~and~~, daycare play areas and storage, may be outdoors.
- (15) Outdoor uses permitted in 3.6(~~1214~~) must be screened from adjacent lots and public rights-of-way with a vegetation screen or solid fence pursuant to Section 3.9 and 3.10.
- (16) The outdoor area that may be used for a home occupation is limited to:
- (a) a combined maximum of 105 square metres for a kiln and daycare play area
 - (b) a combined maximum of 10 percent of the total lot area up to a maximum of 500 square metres for storage associated with home occupations

- (17) The maximum total combined floor area of all home occupations conducted on the lot is 40 percent of the total combined floor area of the dwelling unit and accessory buildings, up to a maximum of 80 square metres.
- (18) The home occupations must be operated by residents of the property.
- (19) The maximum number of employees, other than residents of the lot, permitted at any time is 2 full-time equivalents per lot.
- (20) The noise level created by a home occupation on the lot, must not be detectable at the lot line.

Extended Home Occupations

- (21) Subsections 3.6(~~2022~~) to 3.6(~~2830~~) inclusive apply to home occupations conducted on lots of 2.0 hectares or larger in area.
- (22) The following uses; ~~including the uses permitted in the lower tiers;~~ and no other uses, are permitted as home occupations on lots of 2.0 hectares or larger:
 - (a) Home occupation uses listed in subsections 3.6(3), ~~and 3.6(9), and 3.6(11);~~
 - (b) Teaching classes for teaching crafts, trades or arts;
 - (c) Vehicle and boat repair, including incidental sales;
 - (d) Storage facilities for personal property, including incidental sales;
 - (e) Sawmilling, on lots larger than 4.0 ha, including incidental sales;
 - (f) Winery with outdoor picnicking, including incidental sales.
- (23) A maximum of two home occupations are permitted per dwelling.
- (24) The home occupations may be conducted within a principal dwelling unit, an accessory building or outdoors.
- (25) Outdoor uses permitted in 3.6(22) must be screened from adjacent lots and public rights-of-way with a vegetation screen or solid fence pursuant to Section 3.10).
- (26) The outdoor area that may be used for a home occupation is limited to:
 - (c) a combined maximum of 105 square metres; plus
 - (d) a combined maximum of 10 percent of the total lot area up to a maximum of 500 square metres for storage associated with home occupations.
- (27) The maximum total combined floor area of all home occupations conducted on the lot is 40 percent of the total combined floor area of the dwelling unit and accessory buildings, up to a maximum of 150 square metres.
- (28) The home occupations must be operated by residents of the property.
- (29) The maximum number of employees, other than residents of the lot, permitted at any time is 6 full-time equivalents per lot.
- (30) The noise level created by a home occupation on the lot, must not be detectable at the lot line.

General Regulations

- (31) Subsections 3.6(~~3032~~) to 3.6(36) inclusive apply to home occupations on any size lot.

- (32) A dwelling unit that is used for a home occupation must be occupied as a residence.
- (33) The home occupation must not use or store flammable or toxic materials involved in the home occupation within a dwelling unit and storage of such materials must comply with any applicable provincial regulations and guidelines.
- (34) If a home occupation involves the use or storage of substances that may contaminate ground or surface water, a containment system must be in place to ensure that the substances do not come into contact with the ground.

INFORMATION NOTE: *The operator of a home occupation must comply with all applicable regulations of the Province of British Columbia, the Vancouver Island Health Authority and the Comox Valley Regional District with respect to buildings, public health, noise, air quality, safety, water quality and environmental protection.*

- (35) No changes must be made to the residential appearance of the property other than permitted signage, required provision for parking and permitted outdoor storage and activities that comply with screening regulations.
- (36) The storage and display of items for sale that are incidental to the home occupation must not take up more than 10% of the area used for the home occupation.

Bed and Breakfast

- (37) Where a bed and breakfast home occupation is permitted in any zone subsections 3.6(38) to 3.6 (3941) inclusive apply.
- (38) The operator of the bed and breakfast home occupation must:
 - (a) provide only temporary accommodation for the travelling public;
 - (b) use only rooms that are located in the dwelling unit in which the home occupation is operated, for the accommodation of the travelling public;
 - (c) provide no more than two beds per bedroom; and
 - (d) serve breakfast meals to guests who have been accommodated overnight.
- (39) Bed and breakfast home occupations are not permitted on lots with areas of less than 0.1 hectares.
- (40) The number of bedrooms used to accommodate the travelling public in a bed and breakfast home occupation must not exceed:
 - (a) one if the lot is 0.25 hectares or less in area;
 - (b) two if the lot is greater than 0.25 hectares and 1 hectare or less in area;
 - (c) three if the lot is greater than 1 hectare in area.
- (41) On lots designated as Aquifer IA on Schedule D2 of the Hornby Island Official Community Plan Bylaw No 149, bed and breakfast use is permitted provided that an authorized person as defined in the Sewage System Regulations under the *Public Health Act* has stated in writing to the Islands Trust that the sewage disposal system to which the building accommodating the proposed bed and breakfast use is connected to is capable of providing adequate sewage treatment for residential use and for the proposed bed and breakfast use.

3.7 Vacation Home Rental Uses

- (1) Vacation home rental uses must be in accordance with the following limitations:

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- (a) A dwelling unit may only be occupied by paying guests during the months of May, June, July, August and September.
- (b) Despite article 3.7(1)(a), on any lot permitted two dwelling units, one dwelling unit may be occupied by paying guests at any time, provided that an owner or tenant is resident in a second lawful dwelling unit on the lot during the vacation home rental occupancy.
- (c) During any period of seven consecutive days a dwelling unit may be occupied by only one guest or guest party.

Information Note: *The following information is not part of the bylaw and is for information purposes only. Regulation 3.7.1(~~bc~~) permits the use of a vacation home rental for a period of less than seven days (for example a three night rental). As an example, the regulation does not permit a vacation rental unit to be rented for three days to one group and then three days to a different group during that same seven day period. Limiting rental turnover within a seven day rental period in a dwelling is important in helping maintain the rural residential character of Hornby's neighbourhoods, while allowing vacation home rental use to occur in a dwelling*

- (d) A dwelling used for vacation home rental use shall not be used to accommodate more than two beds per bedroom or more than three bedrooms if the lot on which the dwelling is located has an area of less than one hectare, or more than four bedrooms if the lot has an area of one hectare or more.
 - (e) A vacation home rental use shall not alter the residential character or appearance of the lot in which the vacation home rental use is located, with the exception of required parking spaces and the sign required in ~~Section 3.7~~subsection 3.7(2), which may be posted only when a vacation home rental is occurring.
 - (f) On lots designated as Aquifer IA on Schedule D2 of the Hornby Island Official Community Plan Bylaw No 149, vacation home rental use is permitted provided that an authorized person as defined in the Sewage System Regulations under the *Public Health Act* has stated in writing to the Islands Trust that the sewage disposal system to which the building accommodating the proposed vacation home rental use is connected to is capable of providing adequate sewage treatment for residential use and for the proposed vacation home rental use
- (2) A sign must be posted on the premises of each vacation home rental use while the use is occurring, clearly legible from a public road, indicating contact information including the name and telephone number of the owner of the premises or an agent of the owner who is reasonably available to deal with any impacts of the rental use on neighbouring premises.

3.8 Secondary suites

- (1) Where a secondary suite is permitted in Part 8 of this Bylaw, the suite must:
- (a) be authorized by a siting and use permit;
 - (b) meet all requirements of the British Columbia Building Code;
 - (c) contain at least one bedroom and bathroom, a separate kitchen and living area;
 - (d) be allocated at least one off-street parking area on the same lot, in addition to any parking requirements for the principle dwelling unit;
 - (e) be located wholly within the principle residential dwelling;

- (f) be occupied by the owner or residential tenant; and
 - (g) be limited in size to 40% of the floor area of the principal dwelling unit to a maximum floor area of 90 m².
- (2) Where a secondary suite is permitted in Part 8 of this Bylaw, an authorized person as defined in the Sewage System Regulations under the *Public Health Act* must state in writing to the Islands Trust that the sewage disposal system to which the building accommodating the secondary suite is connected to is capable of providing adequate sewage treatment for the principal dwelling and secondary suite.
- (3) Despite Part 8 of this Bylaw, a secondary suite is not a permitted use in a dwelling on any lot within the highly developed – high vulnerability aquifer designation as shown on Schedule D2 of the Hornby Island Official Community Plan Bylaw No 149.

3.9 Fences

- (1) Within the setbacks from any lot line as prescribed in Part 8 of this Bylaw, the maximum height of a fence is 2.0 metres and, elsewhere, the maximum height of a fence is 3.0 metres.
- (2) The provision of a landscape screen is exempted from subsection 3.7.

3.10 Screening

- (1) Screening must be provided in the form of a wood fence of sound construction or evergreen native vegetation, of a sufficient height to provide a complete and year-round visual screen between the uses being separated:
- a) where materials, tools, equipment, containers or finished products of a home occupation, commercial or industrial use are stored outside a building or enclosed structure or where the use is carried out outdoors, by the owner of the lot on which the storage or use is occurring and on that lot, to screen the outdoor storage area or use from adjacent lots and highways;
 - b) where an industrial use is adjacent to a commercial or residential use, by the owner of the lot on which the industrial use is located and on that lot, to screen the industrial use from the commercial or residential use
 - c) where a commercial use is adjacent to a residential use, by the owner of the lot on which the commercial use is located and on that lot, to screen the commercial use from the residential use
 - d) where five or more motor vehicle parking spaces are required by this bylaw to be provided, or where one or more derelict vehicles are parked or stored on a lot, by the owner of the lot on which the parking spaces or vehicles are located, to screen the vehicles from any adjacent highway and from any adjacent residential use; and
- (2) Subsection (1) need not be complied with if the use or parking area is completely screened year round from view from the adjacent highway or use or lot, as the case may be, by evergreen native vegetation at least two metres high, but those requirements must be complied with if the native vegetation is removed or damaged such that it no longer provides a complete screen.

3.11 Temporary Dwelling

A recreational vehicle, mobile home, caravan, travel trailer or existing structure may be used as a temporary dwelling while a principal dwelling unit is under construction provided that:

Field Code Changed

Field Code Changed

- (a) A siting and use permit has been issued for the principal dwelling unit;
- (b) The period of occupancy of the temporary dwelling does not exceed 365 days.
- (c) The temporary dwelling is sited to permit direct discharge of effluent into an approved sewage disposal system; and
- (d) On completion and occupancy of the principal dwelling unit, the recreational vehicle, mobile home, caravan, travel trailer or existing structure is not used as a dwelling.

INFORMATION NOTE: Information guides and application forms for Siting and Use Permits can be found on the Hornby Island webpage under “Land Use Planning- Application Guides & Forms” on the Islands Trust website: (<http://www.islandstrust.bc.ca/islands/local-trust-areas/hornby.aspx>)

3.12 Derelict Vehicles and Mechanical Equipment

- (1) No parcel shall be used for the wrecking or storage of derelict automobiles, vessels or mechanical equipment.

3.13 Use of Common Property

- (1) Land comprising the common property in a strata plan is not a lot for the purposes of the provisions of this Bylaw permitting dwellings in respect of lots,

3.14 Lots Divided by a Zone Boundary

- (1) If a lot is divided by one or more zone boundaries, the density permitted, including lot coverage, must be calculated by reference to the areas of the portions of the lot lying within each zone, and dwellings may only be constructed on any portion of the lot if, and to the extent that, the density and siting regulations for that portion are complied with.
- (2) Despite Subsection 3.14(1), if one of the portions of the lot is in the Agricultural (A1) zone, the dwelling permitted in respect of that portion of the lot may be sited on another portion of the lot.

Field Code Changed

Comment [MK2]: This Section needs to be looked at more closely to determine if the development potential of PID 028-022-963 would be affected by rezoning the R2 portion of the lot to A1

PART 4 SIGN REGULATIONS

4.1 Permitted Signs

- (1) Freestanding and fascia signs affixed to a building or structure are permitted in accordance with Table 4-6 and all other signs are prohibited.

4.2 Prohibited Signs

- (1) Despite Section 4.1, the following types of freestanding and fascia signs are prohibited:
 - (a) internally illuminated, blinking, backlit, and neon signs;
 - (b) signs with moving parts;
 - (c) signs that are designed to make noise;
 - (d) third party signs;
 - (e) signs painted on a natural rock face;
 - (f) signs illuminated by a floodlight or spotlight;
 - (g) signs that project over a highway or other public property; and
 - (h) signs that are sited or otherwise placed in a location seaward of the natural boundary of the sea.

4.3 Exempt Signs

- (1) The following signs are exempt from the regulations in this part:
 - (a) directional, traffic control, informational, interpretive and navigational signs sited and maintained by a public authority, agency or their authorized agents;
 - (b) warning signs such as private property signs prohibiting trespassing, vehicles, overnight camping or hunting, subject to the sign not exceeding 1.0 square metre in area;
 - (c) signs of duly nominated candidates for public office, provided that the signs are removed within 14 days after the date of the election;
 - (d) real estate signs located on a property that is for sale, subject to the sign not exceeding 1.0 square metre in area, provided that the signs are removed within 14 days after the sale of the property;
 - (e) temporary notices posted for less than 60 days; and
 - (f) In the mariculture (M3) zone, up to two signs each not exceeding 0.5m² in area per water lot lease or license area indicating the type of mariculture being carried out on the lease or license.

4.4 Siting and Height

- (1) A sign permitted in this part may be located anywhere on the property including within a required front yard or exterior side yard setback area.

4.5 Obsolete Signs

- (1) Any sign which has become obsolete because of the discontinuance of the business, service or activity which it advertises must be removed within 30 days after the sign becomes obsolete.

4.6 Sign Number and Area

- (1) Every sign, except those exempted in Section 4.3, must comply with Table 4.6.

Table 4.6: Sign Number and Area		
Zone/Use	Number of Signs Permitted for each Lot, Premises or Use	Maximum Total Sign Area Permitted for Each Lot, Premises or Use
Vacation Home Rental Use	1 per lot or vacation home rental use	15 centimetres by 30 centimetres
R1, R2, R3, R4,	1 per lot or home occupation	1.0 m ²
A1, A2, A3, A4	1 per home occupation	1.0 m ²
C1, C2, C3, C4, C5, C6, C7, C8	1 per use	4.0 m ²
EP1, WS	None	n/a
P1, P2	None	n/a
PU	1 per use	4.0 m ²
M1,M2,M3, M4, M5	1 per tenure	n/a

Comment [MK3]: Does not allow for a sign advertising a farm use

PART 5 PARKING REGULATIONS

5.1 Location

- (1) All required off-road parking spaces shall be located on the lot on which the use or occupancy in respect of which they are required is located, or on a lot within 100 metres, with appropriate zoning.
- (2) In the case of a parking space for the disabled, it shall be located at the closest point as is practical to the main entrance to any building containing the use for which the disabled parking space is required.

5.2 Design Standards

- (1) Each parking space shall be accessible to a highway via a manoeuvring aisle not less than 7.5 metres in width in the case of 90 degree parking; 5.5 metres in width in the case of 60 degree parking; and 3.5 metres in width in the case of 45 degree and parallel parking; and no parking space may abut a highway such that the use of the parking space necessitates reversing a motor vehicle from or onto the highway. If a parking space is accessible directly from a lane the combined length of the parking space and width of the lane shall be at least 12.5 metres.
- (2) Parking spaces shall be at least 2.5 metres in width and 5.5 metres in length, exclusive of manoeuvring aisles, and have unobstructed vertical clearance of at least 2 metres. Parallel parking spaces shall notwithstanding the foregoing have a length of 7.5 metres.
- (3) Where more than four parking spaces are provided, other than on a residential lot, the parking area must have a hard, permeable, durable surface such as interlocking bricks or well packed gravel that does not produce dust.
- (4) Parking spaces in setback areas must not cover more than 40% of that area.
- (5) No parking area may have a gradient in any direction of more than 10%.

5.3 Calculation

- (1) Where more than one use is located on a lot, the total number of parking spaces required is the sum of the requirements for the uses calculated separately.
- (2) Where a particular use is not specifically listed in Table 5.4, the number of parking spaces required for the most similar listed use applies.
- (3) Where the number of spaces required includes a fraction, the owner or occupier must provide the next highest whole number of parking spaces.

5.4 Number of Off-Street Parking Spaces

- (1) Every owner of land must provide and maintain on the lot off-road vehicle parking spaces in accordance with Table 5.4.

Table 5.4 : Number of Off-Street Parking Spaces

Use of Building or Lot	Minimum Number of Parking Spaces	Minimum number of Parking Spaces for disabled	Minimum Number of Bicycle Parking Spaces (1 rack must secure a minimum of 4 bicycles)
1. dwelling unit	2 per dwelling unit	n/a	n/a
2. secondary suite	1 per secondary suite	n/a	n/a
3. restaurant, pub, cafe	1 per 2 seats	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
4. bed and breakfast home occupation and vacation home rental use	1 per bedroom used for guest accommodation	n/a	n/a
5. service stations and fire halls	4 plus 2 per service bay or fire truck bay	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
6. school	1 per employee plus 10 for visitors	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
7. marinas and boat ramps	1 per 3 berths and 4 per boat ramp or hoist	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
8. hotel, motel, lodge, resort	1 per visitor accommodation unit	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
9. community housing	1 per dwelling unit	n/a	n/a
10. home occupation other than a bed and breakfast	1 per two employees plus the number required for the relevant commercial or industrial use	n/a	n/a
11. community hall, church, social hall	1 per 4 seats of meeting assembly room maximum seating capacity	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces
12. industry, equipment storage, building material supply,	1 per 40 m ² of floor area	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces

Use of Building or Lot	Minimum Number of Parking Spaces	Minimum number of Parking Spaces for disabled	Minimum Number of Bicycle Parking Spaces (1 rack must secure a minimum of 4 bicycles)
warehouse			
13. retail, financial service, personal service, office, post office, library, bakery, museum	1 per 20 m ² of floor area	Greater of 1 or 1 per 50 parking spaces	Greater of 1 or 1 per 50 parking spaces

PART 6 SUBDIVISION REGULATIONS

6.1 Lot Area Calculations

- (1) Subdivisions shall comply with the minimum and minimum average lot area regulations set out in Part 8. For the purposes of this bylaw, the average lot area is the sum of the areas of the proposed lots divided by the number of proposed lots. Where there is no minimum average lot area specified in the zone the minimum lot area shall be considered the minimum average lot area.
- (2) If an owner of land being subdivided dedicates as parkland more than 5 percent of the land being subdivided, the area greater than 5 percent may, for the purpose of determining compliance with minimum average lot area regulations set out in Part 8, be included in the total area of lots being created.

6.2 Exemptions from Average and Minimum Lot Area Requirements

- (1) The minimum and average lot sizes areas specified in this bylaw do not apply:
 - (a) where the lot is being created for the purpose of accommodating unattended equipment necessary for the operation of a community water or sewer system, telephone exchange, electrical substation, or similar public service facility, and the use of the lot will generate no sewage;
 - (b) where the lot being created is to be used solely for park use or natural open space or conservation purposes provided that a covenant is granted that restricts the use of the lot to that purpose;
 - (c) where a lot is created by the consolidation of two or more lots; or
 - (d) to the adjustment of boundaries between lots provided that:
 - (i) the area of any lot would not be increased to an extent that it could be subdivided into more lots than would be permitted under this Bylaw without the boundary adjustment; and
 - (ii) the area of the new lot is not less than the minimum lot area specified for that zone; or
 - (iii) the area of the new lot is not less than the existing minimum lot area; and
 - (iv) the total number of lots after the boundary adjustment is no more than the total number of lots before the boundary adjustment.

6.3 Covenants Prohibiting Further Subdivision and Development

- (1) If a proposed subdivision is to yield the maximum number of lots permitted by the applicable minimum and average lot areas specified in Part 8, and one or more of the lots being created has an area equal to or greater than twice the applicable minimum average lot area, the applicant shall grant a covenant in respect of every such lot, prohibiting further subdivision of the lot and prohibiting construction, erection, or occupancy on the lot of more than the applicable zone's permitted number of residential dwelling units and accessory buildings.
- (2) If a subdivision is proposed that yields fewer than the maximum number of lots permitted by the applicable minimum and minimum average lot areas specified by this bylaw, and:

- (a) one or more of the lots being created has an area equal to or greater than twice the applicable minimum average lot area; and
- (b) one or more of the lots being created has an area less than the applicable minimum average lot area the applicant shall grant a covenant in respect of every lot prohibiting:
 - (i) the subdivision of the lot so as to create a greater total number of lots by subdivision and re-subdivision of the original lot than would have been created had the first subdivision created the maximum number of lots permitted by the applicable minimum and minimum average lot areas specified by this bylaw; and
 - (ii) the construction, erection, or occupancy on the lot of residential dwelling units and accessory buildings so as to create greater density of such development on the original lot than would have been created had the original lot been developed to the greatest density permitted by this bylaw without subdivision.

- (3) If the approval of a bare land strata plan would create common property on which this Bylaw would permit the construction of a residential dwelling unit, if the common property were a lot, the applicant shall grant a covenant in respect of the common property prohibiting the further subdivision of the common property, the construction of any residential dwelling unit on the common property, and the disposition of the common property separately from the strata lots.

Field Code Changed

6.4 Boundary Adjustment Subdivisions

- (1) A boundary adjustment subdivision is prohibited if it would result in the increase of the area of any lot to the point where the new lots created could together be subdivided into more lots than would be permitted under this bylaw without the boundary adjustment.
- (2) A boundary adjustment subdivision resulting in a lot lying in two or more zones is prohibited, except where all of the lots being subdivided are located in two or more zones.

6.5 Section **946-514** Subdivisions (Residence for a Relative)

- (1) No lot having an area less than 8 hectares may be subdivided pursuant to the *Local Government Act* to provide a residence for the relative of the owner unless the lot is entirely within the Agricultural Land Reserve.

6.6 Lot Frontage and Lot Shape

- (1) The frontage on a highway of any lot in a proposed subdivision and having highway frontage shall be at least 10% of its perimeter, unless exempted by the Local Trust Committee pursuant to the *Local Government Act*.
- (2) No lot in a proposed subdivision may have a depth greater than three times its width, excluding the width of any panhandle access strip.
- (3) If a proposed panhandle lot is not capable of being further subdivided under this bylaw, the minimum width of the access strip at any point is 10.0 metres.

- (4) If a proposed panhandle lot is capable of being further subdivided under this bylaw, the minimum width of the access strip at any point is 20.0 metres.

6.7 Split Zoned Lots

- (1) The creation of additional lots lying within two or more zones is prohibited.

6.8 Split or Hooked Lots

- (1) No additional lot which is divided into two or more portions by a highway or another lot may be created by subdivision.

6.9 Double Frontage Lots

- (1) No additional lot having frontage on more than one highway other than a corner lot may be created by subdivision.

6.11 Highway Standards

Information Note: For information on road standards see the Letter of Agreement between the Islands Trust and the Ministry of Transportation and Infrastructure, dated October 20, 1992 and as subsequently amended July 18, 1996.

6.12 Water Supply Standards

Information Note: For information on water quantity (volume) and quality (potability) requirements for proposed lots served by individual wells, contact the Provincial Approving Officer, Ministry of Transportation and Infrastructure, and for proposed lots served by a community water system contact the Vancouver Island Health Authority.

6.13 Onsite Disposal

Information Note: All uses of property which produce waste water require the installation a waste disposal system installed in compliance with the Sewerage System Regulation. Contact the Vancouver Island Health Authority for information.

PART 7 ESTABLISHMENT OF ZONES

7.1 Division into Zones

- (1) The Hornby Island Local Trust Area is divided into the following zones, the geographic boundaries of which are as shown on the Zoning Map designated as Schedule B and the regulations for which are set out in Part 8.

<u>Zone Name</u>	<u>Zone Abbreviation</u>
Residential 1 – Small Lot.....	R1
Residential 2 – Large Lot Residential	R2
Residential 3 – Community Housing.....	R3
Residential 4 – Forest	R4
Agriculture 1	A1
Agriculture 2 – Agricultural/Land Co-operative.....	A2
Agriculture 3 – Agricultural/Land Co-operative.....	A3
Agriculture 4 – Agricultural/Land Co-operative.....	A4
Commercial 1 – Service Station Commercial.....	C1
Commercial 2 – Retail Limited Commercial	C2
Commercial 3 – Comprehensive Commercial.....	C3
Commercial 4 – Resort.....	C4
Commercial 5 – Resort	C5
Commercial 6 – Resort.....	C6
Commercial 7 – Campground.....	C7
Commercial 8 – Campground	C8
Ecosystem Management/Groundwater Recharge	EP1
Water Supply Protection Area	WS
Public Park	P1
Public Park Undeveloped	P2
Public Use	PU
Marine Conservation	M1
Marine Park.....	M2
Mariculture	M3

Marine Access.....	M4
Marine Service	M5
Marine Private Moorage	M6

7.2 Zone Boundaries

- 1) Where a zone boundary on Schedule “B” coincides with a lot line, the lot line is the zone boundary
- 2) Where a zone boundary is shown on Schedule “B” as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream is the zone boundary.
- 3) Where land-based and water-based zone boundaries shown on Schedule “B” coincide, the zone boundary shall be the surveyed lot line as shown on the most recent plan registered in the Land Title Office, and where there is no such plan the natural boundary of the sea is the zone boundary.
- 4) Where a zone boundary shown on Schedule “B” does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from Schedule “B” and in that case the zone boundary is the midpoint of the line delineating the zone boundary.
- 5) Where two or more regulations within this bylaw conflict, the more restrictive regulation shall apply.

Comment [MK4]: Deference to the “most recent survey plan” is problematic, as many are so old that the natural boundary would no longer be the same as it was at the time of survey.

PART 8 ZONE REGULATIONS

8.1 Residential 1 – Small Lot (R1) Zone (*Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) residential use of a dwelling;
 - (b) residential use of a recreational vehicle;
 - (c) accessory uses, buildings and structures, including but not limited to home occupations; and
 - (d) vacation home rental use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) a maximum of one residential dwelling unit or recreational vehicle used for a residential use per lot; and
 - (b) accessory buildings and structures.
- (3) Lot coverage must not exceed 10% of any lot having an area of 1.0 hectare or more, nor 15% of any lot having an area of less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure or recreational vehicle used for a residential use, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line, or 6.0 metres in the case of a lot having an area less than 4000 m²
 - (c) 6.0 metres from an interior side lot line, or 3.0 metres in the case of a lot having an area less than 4000 m² and
 - (d) 8.0 metres from an exterior side lot line, or 6.0 metres in the case of a lot having an area less than 4000 m²
- (5) The floor area of a residential dwelling unit must not exceed 200 m².
- (6) The total combined floor area of all accessory buildings on a lot must not exceed 100 m².

Subdivision Lot Area Requirements

- (7) No lot may be created by subdivision that has a lot area of less than 1.0 hectare.

Site Specific Regulations

- (8) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations set out in column three apply:

Site-Specific Zone	Location Description	Site Specific Regulations
R1(a)	Whaling Station Bay/Anderson Drive and portion of Lot 11, Section 9, Hornby Island, Nanaimo District, Plan 25736 PID-002-659-026	Despite subsection 8.1-(5) of this Bylaw, the floor area of a residential dwelling unit must not exceed 150 m ² , however if a rain water catchment and storage system capable of storing 1155 litres of potable water and supplying it to the residential dwelling unit is maintained on the same lot, the floor area of the residential dwelling unit must not exceed 200 m ² .
R1(b)	Shingle Spit Residences	1. Despite subsection 8.1-(2) of this Bylaw: a) a maximum of one residential dwelling unit is permitted for each 0.24 hectares of lot area; b) a maximum of 12 residential dwelling units are permitted per lot; c) a maximum of one accessory building is permitted per lot not exceeding 8 m² in floor area. 2. Despite subsection 8.1(4) (c) of this Bylaw, the minimum setback for any building or structure, except for a fence or pump/utility house shall be 3.0 metres from an interior side lot line. 3. Despite subsection 8.1(5) of this Bylaw, the floor area of a residential dwelling unit must not exceed 186 m². 4. Despite subsection 8.1(7) of this Bylaw, land in the R1(b) zone may not be subdivided.

8.2 Residential 2 – Large Lot (R2) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) residential use of a dwelling ~~unit~~;
 - (b) residential use of a recreational vehicle;
 - (c) secondary suite in a dwelling on lots 2.0 hectares or larger;
 - (d) horticulture accessory to a principal residential use;
 - (e) agriculture accessory to a principal residential use on lots 2.0 hectares or larger;
 - (~~fe~~) silviculture accessory to a principal residential use on lots 2.0 hectares or larger;
 - (~~gf~~) accessory uses, buildings and structures, including but not limited to home occupations; and
 - (~~hg~~) vacation home rental use.

Comment [MK5]: This change is suggested for all zones that permit residential use

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) a maximum of one residential dwelling unit per lot having an area less than 4.0 hectares;
 - (b) a maximum of two dwelling units per lot having an area of 4.0 hectares or larger; and
 - (c) accessory buildings and structures.
- (3) Lot coverage must not exceed 10% of any lot having an area of 1.0 hectare or more, nor 15% of any lot having an area of less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from any interior side lot line; and
 - (d) 8.0 metres from any exterior side lot line.
- (5) The floor area of a residential dwelling unit must not exceed 300 m².
- (6) The total combined floor area of all accessory buildings on a lot must not exceed 200 m².

Subdivision Lot Area Requirements

- (7) No lot may be created by subdivision that has a lot area less than 1.0 hectares.
- (8) No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.0 hectares.

Other Regulations

- (9) Despite 8.2(8) for lots where two legal dwellings are permitted, the minimum average lot area must be greater than 4.0 hectares.

Comment [MK6]: These two regulations contradict one another (in light of regulation 8.2(2)(b))

8.3 Residential 3 – Community Housing (R3) Zone (*Elder Housing*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) community housing;
 - (b) residential use of a dwelling; and
 - (c) accessory uses, buildings and structures.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) a maximum of one residential dwelling unit per lot;
 - (b) a maximum of six community housing dwelling units per 1.0 hectare of lot area to a maximum of 20 community housing dwelling units per lot;
 - (c) accessory buildings and structures;
 - (d) a maximum of one accessory community facility; and
 - (e) a maximum of one accessory building per residential dwelling unit and one accessory building per dwelling unit in a community housing development.
- (3) Lot coverage must not exceed 10 % of any lot having an area of 1.0 hectare or more nor 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from any interior side lot line; and
 - (d) 8.0 metres from any exterior side lot line.
- (5) The floor area of a residential dwelling unit must not exceed 150 m²
- (6) The floor area of a dwelling unit in a community housing development must not exceed 150 m².
- (7) The floor area of an accessory community facility must not exceed 200 m².
- (8) The floor area of an accessory building must not exceed 8.0 m².
- (9) The total combined floor area of all accessory buildings on a lot, excluding the 200 m² permitted for the accessory community facility, must not exceed 150 m².

Subdivision Lot Area Requirements

- (10) Land in the R3 zone may not be subdivided.

8.3A Residential 3A – Community Housing (R3A) Zone (ISLA)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) residential use of a dwelling;
 - (b) community housing;
 - (c) attached housing;
 - (d) live/work studios; and
 - (e) accessory uses including but not limited to home occupations.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) a maximum of five community housing dwelling units per 1.0 hectare of lot area to a maximum of 30 community housing dwelling units per lot;
 - (b) a maximum of four live/work studios per lot;
 - (c) accessory buildings and structures;
 - (d) a maximum of one accessory community facility; and
 - (e) a maximum of one accessory building per community dwelling unit .
- (3) Lot coverage must not exceed 10 % of any lot having an area of 1.0 hectare or more than 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from any interior side lot line; and
 - (d) 8.0 metres from any exterior side lot line.
- (5) The floor area of a dwelling unit, including a live/work studio, in a community housing development must not exceed 150 m².
- (6) The floor area of an accessory community facility must not exceed 200 m².
- (7) The floor area of an accessory building must not exceed 10 m².
- (8) The total combined floor area of all accessory buildings on a lot, including the 200 m² permitted for the accessory community facility, must not exceed 500 m².

8.4 Residential 4 – Forest (R4) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) residential use of a dwelling;
 - (b) secondary suite in a dwelling on lots 2.0 hectares or larger;
 - (c) horticulture accessory to a principal residential use;
 - (d) agriculture accessory to a principal residential use on lots 2.0 hectares or larger;
 - (e) silviculture accessory to a principal residential use on lots 2.0 hectares or larger;
 - (f) accessory uses, buildings and structures including but not limited to home occupations; and
 - (g) vacation home rental use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) a maximum of one residential dwelling unit per lot having an area less than 4.0 hectares;
 - (b) a maximum of two residential dwelling units per lot having an area of 4.0 hectares or greater; and
 - (c) accessory buildings and structures.
- (3) Lot coverage must not exceed 5%.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (5) The floor area of a residential dwelling unit must not exceed 300 m².
- (6) The total floor area of all accessory buildings on a lot must not exceed 100 m² per residential dwelling unit.

Subdivision Lot Area Requirements

- (7) No lot may be created by subdivision that has a lot area of less than 4.0 hectares.
- (8) No subdivision plan may be approved unless the lots created by the subdivision have an average area of 16.0 hectares or greater.

8.5 Agriculture 1 (A1) Zone

Comment [MK7]: Does not include A1(a) zone despite this zone being on Schedule B (Zoning map)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) residential use of a dwelling;
 - (b) agriculture;
 - (c) silviculture;
 - (d) secondary suite in a dwelling on lots 2.0 hectares or larger;
 - (e) accessory uses, including but not limited to home occupations; and
 - (f) vacation home rental use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) a maximum of one dwelling unit per lot having an area less than 4 hectares;
 - (b) a maximum of two dwelling units per lot having an area of 4 hectares or greater; and
 - (c) accessory buildings and structures.

INFORMATION NOTE: *It is necessary to comply with Agriculture Land Commission Regulations regarding second dwellings, for those properties within the Agricultural Land Reserve. ALC approvals may be required for second dwellings and secondary suites in addition to compliance with Section 3.8 of this bylaw.*

- (3) Lot coverage must not exceed 10 % of any lot having an area of 1 hectare or more nor 15% of any lot having an area less than 1 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (5) The total combined floor area of all accessory buildings on a lot, excluding buildings exclusively devoted to agricultural use, must not exceed 200 m².

Subdivision Lot Area Requirements

- (6) No lot may be created by subdivision that has a lot area less than 16.0 hectares.

Agricultural Land Reserve Farm Use Regulations

- (7) Where land is in the Provincial Agricultural Land Reserve, farm use is a permitted use, *and*
- (a) the maximum floor area for retail sales ancillary to a British Columbia licensed winery or cidery use is 20.0 square metres.
 - (b) the maximum floor area for a food and beverage service lounge ancillary to a British Columbia licensed winery or cidery use is 20.0 square metres.
 - (c) an indoor or outdoor food and beverage lounge ancillary to a British Columbia licensed winery or cidery is limited to the hours of operation of 10:00 a.m. to 8:00 p.m.
- (8) Where land is in the Provincial Agricultural Land Reserve, non-farm uses permitted by this Bylaw within a zone are permitted only:
- (a) if also approved by the Provincial Agricultural Land Commission by written order and only to the extent provided by the written order, or
 - (b) if also permitted by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation and only to the extent permitted by this Bylaw.
- (9) Land uses which are permitted in the Agricultural Land Reserve unless otherwise prohibited by a local government bylaw are permitted to the extent permitted in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, except as follows:
- (a) operation of a temporary saw mill is limited to the milling of timber harvested from the lot on the lot by a portable sawmill.

Comment [MK8]: Further research is required to determine if the LTC can regulate floor area of a farm use permitted by the ALC

8.6 Agriculture 2 – Agricultural/Residential (A2) Zone (*Shire Property*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) residential use of a dwelling;
 - (b) secondary suite;
 - (c) agriculture; and
 - (d) accessory uses, buildings and structures including but not limited to home occupations.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) a maximum of 12 residential dwelling units per lot;
 - (b) a maximum of one accessory building per residential dwelling unit.
- (3) Lot coverage must not exceed 5 % of any lot having an area of 1.0 hectare or more nor 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (6) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from any interior side lot line; and
 - (d) 8.0 metres from any exterior side lot line.
- (7) The floor area of a residential dwelling unit must not exceed 300 m².
- (8) The floor area of an accessory building must not exceed 100 m².

Subdivision Lot Area Requirements

- (9) Land in the A2 zone may not be subdivided.

8.7 Agriculture 3 - Agriculture/Residential (A3) Zone (Syzygy)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) residential use of a dwelling;
 - (b) agriculture;
 - (c) silviculture;
 - (d) secondary suite; and
 - (e) accessory uses, buildings and structures including but not limited to home occupations.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) a maximum of 11 residential dwelling units; and
 - (b) accessory buildings and structures.
- (3) Lot coverage must not exceed 10%.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 6.0 metres from any interior side lot line; and
 - (d) 8.0 metres from any exterior side lot line.
- (5) The floor area of a residential dwelling unit must not exceed 300 m².
- (6) The floor area of an accessory building must not exceed 200 m².

Subdivision Lot Area Requirements

- (7) Land in the A3 zone may not be subdivided.
- (8) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Site-Specific Zone	General Location Description	Site Specific Regulations
A3 (a)	<i>THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, HORNBY ISLAND, NANAIMO DISTRICT</i> <i>PID 009-649-417</i>	Despite 8.7(2)(a) of this Bylaw, a maximum of three residential dwelling units are permitted in the A3(a) zone.

8.8 Agriculture 4 – Agricultural/Residential (A4) Zone (Downes Point Land Holdings Ltd.)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) residential use of a dwelling;
 - (b) secondary suite; and
 - (c) agriculture; and
 - (d) accessory uses, buildings and structures including but not limited to home occupations.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) a maximum of nine residential dwelling units per lot;
 - (b) a maximum of one accessory building per residential dwelling unit.
- (3) Lot coverage must not exceed 5 % of any lot having an area of 1.0 hectare or more nor 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from any interior side lot line; and
 - (d) 8.0 metres from any exterior side lot line.
- (5) The floor area of a residential dwelling unit must not exceed 300 m².
- (6) The floor area of an accessory building must not exceed 50 m².

Subdivision Lot Area Requirements

- (7) Land in the A4 zone may not be subdivided.
- (8) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Site-Specific Zone	General Location Description	Site Specific Regulations
A4 (a)	<i>THE SOUTH 1/2 OF SECTION 1, HORNBY ISLAND, NANAIMO DISTRICT, EXCEPT PARCEL A (DD 111779I) AND EXCEPT THOSE PARTS IN PLANS 13495 AND 19601</i> <i>PID 009-655-123</i>	Despite 8.8(2)(a) of this Bylaw, a maximum of one residential dwelling unit is permitted in the A4(a) zone.

8.9 Commercial 1 – Retail (C1) Zone (Co-op and Service Station)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) retail;
 - (b) restaurant;
 - (c) service station;
 - (d) personal service; and
 - (e) office.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures; and
 - (b) a maximum of one service station per lot.
- (3) Lot coverage must not exceed 40%.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 6.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 6.0 metres from an exterior side lot line.

Subdivision Lot Area Requirements

- (5) No lot may be created by subdivision that has a lot area of less than 1.0 hectares.

8.10 Commercial 2 – Limited Commercial (C2) Zone (Syzygy-Cardboard House Bakery)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) restaurant;
 - (b) bakery; and
 - (c) sale of crafts accessory to a restaurant or bakery use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures.

Siting and Size

- (3) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 6.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (4) The floor area of a restaurant must not exceed 46m².
- (5) The total seating capacity of a restaurant, including both indoor and outdoor seating must not exceed 20 seats.
- (6) The total floor area of a bakery must not exceed 46m².
- (7) The total floor area for accessory buildings located on a C2 zoned area must not exceed 41 m².
- (8) Despite Section 3.4 of this Bylaw accessory buildings or structures located on a C2 zoned area must not exceed a height of 5.0m or one storey.

Subdivision Lot Area Requirements

- (9) Land in the C2 zone may not be subdivided.

8.11 Commercial 3 – Comprehensive Commercial (C3) Zone
(Hornby Island Resort – Thatch)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) retail;
 - (b) pub;
 - (c) restaurant;
 - (d) office;
 - (e) accessory uses including visitor accommodation units accessory to a use;
 - (f) residential use of visitor accommodation units, provided the visitor accommodation unit constitutes only one dwelling unit; and
 - (g) residential use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) a maximum of 15 visitor accommodation units;
 - (b) a maximum of one accessory residential dwelling unit attached to a building used for a pub or restaurant.
- (3) Lot coverage must not exceed 40 %

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 6.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 6.0 metres from an exterior side lot line.
- (5) Despite 3.3(2) the setback for a restaurant/pub shall be 0.0 metres from the natural boundary of the sea.
- (6) The maximum floor area of each visitor accommodation unit and any accessory dwelling unit shall be 93 m²
- (7) The minimum seating capacity of a pub shall be fifty (50) indoor seats.
- (8) The maximum floor area of all buildings including the area of any accessory dwelling unit and excluding the floor area of visitor accommodation units shall not exceed 465 m².

Subdivision Lot Area Requirements

- (9) Land in the C3 zone may not be subdivided.

Site-Specific Regulations

- (10) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Site-Specific Zone	Location Description	Site Specific Regulations
C3(a)	Portion of LOT 1 SECTION 4 A TOWNSHIP HORNBY NANAIMO DISTRICT PLAN EPP20609	1. Despite 8.11(1), the only permitted use is parking. 2. Despite 8.11(2) no buildings or structures are permitted.

8.12 Commercial 4 – Resort (C4) Zone (Sea Breeze)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) visitor accommodation;
 - (b) restaurant;
 - (c) retail and personal service; and
 - (d) residential use accessory to visitor accommodation.
 - (e) campground

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) accessory buildings and structures;
 - (b) a maximum of five visitor accommodation units are permitted for each 1.0 hectare of lot area, to a maximum of twenty visitor accommodation units per lot;
 - (c) a maximum of ten camp spaces.
 - (d) a maximum of one residential dwelling unit is permitted per lot; and
- (3) Lot coverage must not exceed 10 % of any lot having an area of 1.0 hectare or more nor 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (5) The floor area of a visitor accommodation unit must not exceed 80 m².
- (6) The floor area of a restaurant must not exceed 150 m²
- (7) The total floor area for accessory buildings must not exceed 100 m² per lot.

Conditions of Use

- (8) Camping spaces must not be improved with concrete pads or dividers or water, sewage or electricity connections and campgrounds must not be illuminated with electric lights.
- (9) Each camping space must accommodate not more than one vehicle.
- (10) Camping spaces may not be used by the same occupants for a period of more than four consecutive weeks.

Subdivision Lot Area Requirements

- (11) The minimum lot area is 4.0 hectares.

8.13 Commercial 5 – Comprehensive Commercial (C5) Zone (Ford Cove.)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) visitor accommodation;
 - (b) restaurant;
 - (c) retail;
 - (d) liquid fuel sales for boats; and
 - (e) accessory residential.

Comment [MK9]: Permitted uses do not include "campground" which has been an ongoing use at Ford Cove. The former land use bylaw did permit a campground at Ford Cove

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures;
 - (b) a maximum of one accessory residential dwelling unit is permitted per lot;
 - (c) a maximum of six visitor accommodation units are permitted per lot; and
- (3) Lot coverage must not exceed 40%.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 6.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 6.0 metres from an exterior side lot line.
- (5) The floor area of a residential dwelling unit must not exceed 150 m².
- (6) The floor area of a visitor accommodation unit must not exceed 80m².
- (7) The floor area of a restaurant must not exceed 46m² per lot.
- (8) The floor area of a retail stores must not exceed 46m² per lot.
- (9) The total floor area for accessory buildings must not exceed 100 m² per lot.

Subdivision Lot Area Requirements

- (~~11~~10) The minimum lot area is 1.0 hectare.

8.14 Commercial 6 – Resort (C6) Zone (Dive Lodge)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) visitor accommodation; and
 - (b) residential use accessory to visitor accommodation.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures;
 - (b) a maximum of one visitor accommodation lodge per lot not exceeding 12 visitor accommodation units; and
 - (c) a maximum of one accessory residential dwelling unit per lot.
- (3) Lot coverage must not exceed 40 %

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 6.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 6.0 metres from an exterior side lot line.
- (5) The total floor area of a visitor accommodation lodge must not exceed 325 m²
- (6) The total floor area for accessory buildings must not exceed 100 m² per lot.
- (7) The floor area of a residential dwelling unit must not exceed 150 m²

Subdivision Lot Area Requirements

- (8) The minimum lot area is 1.0 hectare.

8.15 Commercial 7 – Campground (C7) Zone (*Tribune Bay*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) campground;
 - (b) accessory retail sales of camping supplies; and
 - (c) residential use accessory to campground use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures;
 - (b) a maximum of 120 camping spaces in the C7 zone; and
 - (c) a maximum of one accessory residential dwelling unit in the C7 zone.
- (3) Lot coverage must not exceed 10 % of any lot having an area of 1.0 hectare or more nor 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (5) Camping spaces must be setback 15.0 metres from all lot lines.
- (6) The total floor area for accessory buildings must not exceed 100 m² per lot.
- (7) The total floor area of the accessory residential dwelling unit must not exceed 150m².

Conditions of Use

- (8) Camping spaces must not be improved with concrete pads or dividers or water, sewage or electricity connections and campgrounds must not be illuminated with electric lights.
- (9) Each camping space must accommodate not more than one vehicle.
- (10) Camping spaces may not be used by the same occupants for a period of more than four consecutive weeks.

Subdivision Lot Area Requirements

- (11) The minimum lot area is 4.0 hectares.

8.16 Commercial 8 – Campground (C8) Zone (*Ford Cove*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) campground.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures; and
 - (b) eight camping spaces per lot.
- (3) Lot coverage must not exceed 10 % of any lot having an area of 1.0 hectare or more nor 15% of any lot having an area less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 6.0 metres from a rear lot line;
 - (c) 3.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (5) Camping spaces must be setback a minimum of 15.0 metres from all lot lines.
- (6) The total floor area for accessory buildings must not exceed 50 m² per lot.

Conditions of Use

- (7) Camping spaces must not be improved with concrete pads or dividers or water, sewage or electricity connections and campgrounds must not be illuminated with electric lights.
- (8) Each camping space must accommodate not more than one vehicle.
- (9) Camping spaces may not be used by the same occupants for a period of more than four consecutive weeks.

Subdivision Lot Area Requirements

- (10) Land in the C8 zone may not be subdivided.

8.17 Ecosystem Protection/Groundwater Recharge (EP1) Zone (*Mount Geoffrey*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) low impact recreation; and
 - (b) sustainable ecosystem management.

Permitted Buildings, Structures and Density

- (2) No buildings or structures may be constructed or erected.

Subdivision Lot Area Requirements

- (3) Land in the EP1 zone may not be subdivided.

8.18 Water Supply Protection Area (WS) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) water collection, storage and distribution.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) accessory buildings and structures.

Siting and Size

- (3) Buildings and structures must be set back 6.0 metres from all lot lines.
- (4) The total floor area of accessory buildings on a lot must not exceed 30m².

Subdivision Lot Area Requirements

- (5) The minimum lot area is 1.0 hectares.

Site-Specific Regulations

- (6) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the location where the specific regulations cited in column three apply:

Site-Specific Zone	Location Description	Site Specific Regulations
WS(a)	Portion of Lot 11, Section 9, Hornby Island, Nanaimo District, Plan 25736 PID 002-659-026	Despite 8.18(2) above, no buildings or structure are permitted on this portion of the lot.

8.19 Public Park 1 (P1) Zone (*Tribune Bay*)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) low impact public recreation and education.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) one public education building; and
 - (b) other buildings and structures necessary for park and outdoor education use.

Siting and Size

- (3) The minimum setback for any building or structure shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (4) The floor area for a public education building must not exceed 186m².

Subdivision Lot Area Requirements

- (5) Land in the P1 zone may not be subdivided.

8.20 Public Park 2 – Undeveloped (P2) Park Zone (Mount Geoffrey Regional Nature, Helliwell, Mount Geoffrey Escarpment and Toby, Norris Islets)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) low impact public recreation and education; and
 - (b) accessory uses.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) pit toilets; and
 - (b) benches.

Siting and Size

- (3) The minimum setback for any building or structure shall be:
- (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.

Subdivision Lot Area Requirements

- (4) Land in the P2 zone may not be subdivided.

8.21 Public Use (PU) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
- (a) fire hall
 - (b) office of a non-profit society;
 - (c) community facility;
 - (d) public use facility;
 - (e) community trades and services;
 - (f) art galleries;
 - (g) theatre;
 - (h) police station;
 - (i) health clinic;
 - (j) museum;
 - (k) school;
 - (l) public recreation facility;
 - (m) library;
 - (n) farmer's market;
 - (o) recycling depot;
 - (p) accessory uses including accessory residential;
 - (q) radio station;
 - (r) community housing;
 - (s) hostel; and
 - (t) cemetery.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) buildings and structure for the principal permitted uses;
 - (b) a maximum of one accessory residential dwelling unit is permitted per lot and a maximum of two accessory residential dwelling units are permitted on a lot on which there is a police station; and
 - (c) accessory buildings and structures.
- (3) Lot coverage must not exceed 10% of any lot having an area of 1.0 hectare or more, nor 15% of any lot having an area of less than 1.0 hectare.

Siting and Size

- (4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:
 - (a) 8.0 metres from a front lot line;
 - (b) 8.0 metres from a rear lot line;
 - (c) 8.0 metres from an interior side lot line; and
 - (d) 8.0 metres from an exterior side lot line.
- (5) The floor area of an accessory residential dwelling unit must not exceed 150 m².
- (6) The total combined floor area of all accessory buildings on a lot must not exceed 100 m².

Conditions of Use

- (7) In this zone the sale of alcoholic beverages in a public recreation facility building shall be limited to "Special Occasion" liquor licences only.

Subdivision Lot Area Requirements

- (8) The minimum lot area is 1.0 hectare.

Site-Specific Regulations

- (9) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply. In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the specific regulations that apply:

Site-Specific Zone	Site Specific Regulations
PU(a)	Despite 8.21(1), the only permitted uses are: (a) Cemetery; (b) Public utility storage yard; (c) Highways maintenance yard; and (d) Recycling depot.

Comment [MK10]: The PU(a) zone applies to the Provincial crown tenure lots to the south of Central Road. These four limited uses are all that is permitted on those lands. The previous LUB allowed similar site specific uses *in addition* to the standard PU zone permitted uses, whereas this bylaw limits uses in the PU(a) zone significantly.

8.22 Marine Conservation (M1) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) private boat anchorage and moorage.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) mooring buoys, chains and anchors.

8.23 Marine Park (M2) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) boat anchorage and moorage associated with park use.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
 - (a) mooring buoys, chains and anchors.

8.24 Mariculture (M3) Zone

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) mariculture; and
 - (b) private boat anchorage and moorage.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) mooring buoys, chains and anchors;
 - (b) markers and signs identifying mariculture lease areas; and
 - (c) sacks holding molluscs.

Conditions of Use

- (3) Except as permitted in subsection 8.26 (2) of this Bylaw no building or structure of any kind, including docks, floats, piers, wharves, breakwaters, fences or any other devices on or embedded into the beach, nor any structure that would impede the free and ready access by pedestrians across the beach are permitted.

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8.25 Marine Access (M4) Zone (Ferry landing, boat ramp and parking area)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) marine ferry terminal;
 - (b) boat launching anchorage and moorage; and
 - (c) mobile food or take out.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) mooring buoys, chains and anchors;
 - (b) Buildings and structures necessary for the loading and unloading of motor vehicles and passengers from a marine ferry;
 - (c) boat ramps; and
 - (d) accessory buildings and structures.

Siting and Size

- (3) The total combined floor area of all accessory buildings on a lot must not exceed 50 m².

8.26 Marine Service (M5) Zone (Ford Cove Dock , Hornby Island Resort and Shingle Spit)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
- (a) marina;
 - (b) seaplane moorage and anchorage;
 - (c) government wharves and breakwaters;
 - (d) boat rentals and sales;
 - (e) fish buying, packing and sales, excluding Hornby Island Resort;
 - (f) marine fuel sales, excluding Hornby Island Resort; and
 - (g) residential use of moored vessels excepting Shingle Spit.

Permitted Buildings, Structures and Density

- (2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
- (a) floats, docks and wharves;
 - (b) breakwaters; and
 - (c) accessory buildings and structures.

8.27 Marine Private Moorage (M6) Zone (High Salal)

Permitted Uses

- (1) The following uses are permitted, subject to the regulations set out in this section and the general regulations, and all other uses are prohibited:
 - (a) marine navigational aids; and
 - (b) private boat anchorage and moorage.

Permitted Buildings, Structures and Density

- (2) A maximum of one float is permitted in the M6 zone and all other buildings and structures are prohibited.

PART 9 DEVELOPMENT PERMIT GUIDELINES

9.1 Development Permit Guidelines for the Commercial Centres (Retail and Visitor Accommodations) Development Permit Area

Prior to undertaking any development, subdivision or land alteration, an owner of property within the Commercial Centres (Retail and Visitor Accommodations) Development Permit area shall apply to the Hornby Island Local Trust Committee for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:

- (1) The character of each development (including campgrounds) should be in keeping with the rural environment and blend in with the aesthetic qualities of the natural surroundings.
- (2) The form of the development should incorporate low, small-scale building designs with such amenities as public walkways and outdoor open spaces for use by the public, and include sufficient services.
- (3) Natural vegetation and trees should be maintained for screening of parking and storage areas and to enhance the privacy and rural flavour of public open spaces.
- (4) In order to minimize light pollution to neighbouring properties, lighting should be softer and lower than supplied by mercury vapour lighting towers, and alternatives that do not light up adjacent private properties shall be required.
- (5) Off-street automobile parking should be provided as required by bylaw and the Permit should ensure that it is adequately screened and unobtrusive and, if possible, is located to the rear of the parcel and away from public open spaces and eating places.
- (6) Adequate convenient toilet and washroom facilities should be provided for the number of customers anticipated.
- (7) Clustering of businesses in order to share in the provision of parking, services, and public facilities and open space should be encouraged.
- (8) A landscape plan incorporating natural landscaping should be required.
- (9) Neon or internally lit signs should not be permitted.
- (10) All buildings should be finished in natural products such as wood or brick.
- (11) On any lot where residential use is permitted the sequence of construction should be that buildings to be used only for commercial purposes should be constructed prior to any construction of any building that may accommodate residential use, with the exception that one building to be used for commercial purposes that includes one dwelling unit may be constructed, if authorized by zoning regulation, in any sequence of construction on the lot.
- (12) Universal access design principles should be incorporated into the built environment to support the provision of equitable access for all abilities.

9.2 Development Permit Guidelines for the Water Supply Protection Development Permit Area. (DPA 1)

Prior to undertaking any development, subdivision or land alteration, an owner of property within the water supply protection development permit area shall apply to the Hornby Island Local

Trust Committee for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:

- (1) Before any residential development is permitted on a new lot created by subdivision there should be a "filing" of an on-site waste disposal plan, in compliance with the Sewerage System Regulation and provisions for water catchment and storage in the development plans.
- (2) All development that takes place within this Development Permit Area should be done in a way that minimizes the degradation of water quality in surrounding wells.
- (3) If the applicant proposes to or does remove vegetation then a plan proposed by a professional engineer or biologist with expertise in the area of ground water conservation should be provided setting out any potential impact of the proposed development, together with any protection measures that could be included, including vegetation or trees to be planted, to control storm water drainage and works should be constructed or natural features should be enhanced or restored to protect stormwater quality.
- (4) If a proposed land subdivision is to create additional new lots within this Development Permit Area, then any new lots, roads, building sites, septic fields and driveways should be located and constructed in a way that protects the quality of drinking water supplied from surrounding wells.
- (5) If any development or alteration of land is proposed for Lot 11, Plan 25736, protection measures and drainage works should be specified and implemented, to ensure that surface water is directed away from the wells on Lot A, Plan 19879 and Lot 19, Plan 23650. This would require a ditch of sufficient capacity to carry the runoff and that it not pass within 30 metres of the community well seepage trench as defined in the study prepared by Piteau Associates Engineering Ltd. dated October 25, 2002. This system should also ensure that the area around the well on Lot 19, Plan 23650 is not flooded by any such development.

9.3 Development Permit Guidelines for community service use Development Permit Area. (DPA 2)

Prior to undertaking any development, subdivision or land alteration, an owner of property within the community service use development permit area shall apply to the Hornby Island Local Trust Committee for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:

- (1) Before any new development is permitted, there should be approval of a permitted sewage and used water system.
- (2) A significant portion of the water required by a new development should be provided by a rainwater catchment and storage system.
- (3) Any development involving activities that may utilize potential contaminants (such as, for example, an automotive service operation) should (a) include a containment system to ensure that no contaminant enters the ground and (b) comply with any applicable Provincial environmental standards and guidelines.
- (4) A hydrology study may be required to identify any adverse impacts of a proposed development upon the groundwater recharge function of the land or upon the quantity or quality of the water resource of existing users. Where such impacts are identified, measures should be required to mitigate the impacts before development is permitted. A hydrology study will be required where a proposed development involves significant

removal of vegetation, significant alteration of the ground, significant alteration of surface drainage, or significant use of groundwater.

Exemptions:

- (5) A Development Permit will not be required for additions to existing buildings or for accessory buildings or other structures where the addition:
 - (a) Does not involve alteration of the ground;
 - (b) Does not involve any removal of vegetation; and
 - (c) Does not result in any additional activities or uses of the building or structure, or increased levels of water or sewage use in the building or structure.

9.4 Development Permit Guidelines for Water Resource Protection Development Permit Area (DPA 3)

Prior to undertaking any development, subdivision or land alteration, an owner of property within the water resource protection development permit area shall apply to the Hornby Island Local Trust Committee for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:

- (1) If any vegetation is to be removed then protection measures should be provided including vegetation or trees to be planted, to control storm water drainage and works should be constructed or natural features should be enhanced or restored to protect surface water and groundwater quality.
- (2) Any new roads, building sites, driveways and septic fields should be located and constructed in a way that will minimize interference with the hydrological regime (including the natural flow of water on or below the surface of the land) and will not cause the deterioration of surface water or groundwater quality on the subject land or adjacent lands.

Exemptions:

- (3) A development permit will not be required for: accessory buildings or subdivisions where all of the lots being created are greater than 4 hectares in area.

9.5 Development Permit Guidelines for Mt. Geoffrey Escarpment Development Permit Area (DPA 4)

Prior to undertaking any development, subdivision or land alteration, an owner of property within the Mt. Geoffrey escarpment development permit area shall apply to the Hornby Island Local Trust Committee for a development permit. Development Permits issued in these areas should be in accordance with the following guidelines:

- (1) No permanent buildings or structures should be permitted in the area subject to flooding or sloughing.
- (2) No septic tank or deposit field should be constructed in the portion of the site that drains into the wetlands.
- (3) Alteration of the natural drainage of areas within the permit areas should be minimized and scrutinized for impact and prohibited if such alteration would have a negative impact on the area being protected.

- (4) Where the Ministry of Environment has requested it, vegetation should be retained or planted to control erosion or protect banks.
- (5) Areas of 30% slope or greater should remain free of development except in accordance with any conditions contained in the Permit.

9.6 Development Permit Area No. 6: Riparian Areas – Guidelines

Prior to undertaking any development, subdivision or land alteration, an owner of property within the Riparian Areas development permit area shall apply to the Hornby Island Local Trust Committee for a development permit, unless the proposed activity is otherwise exempted by Section 9.6.2.

9.6.1 Applicability

The following activities shall require a development permit whenever they occur within the DPA, unless specifically exempted below:

- a) Subdivision of land;
- b) Construction of, addition to or alteration of a building or other structure;
- c) Alteration of land;
- d) Development as that term is defined in the *Riparian Areas Regulation, BC Fish Protection Act*; and
- e) Installation of any structures within a stream or within the natural boundary of a lake.

INFORMATION NOTE- The installation of a culvert and construction of a driveway access from a Highway is exempt from the requirement to obtain a development permit.

A separate development permit, or additional development permit conditions in a single permit, may be required or imposed if the development is occurring in another development permit area designated in this plan.

9.6.2 Exemptions

The following activities are exempt from any requirement for a development permit:

- a) works undertaken by a local government or a body established by a local government;
- b) for certainty, all uses that are not residential, commercial or industrial or accessory to such a use;
- c) interior or exterior alterations, renovations, maintenance, reconstruction or repair to a pre-existing permanent building or structure to an extent that does not alter, extend or otherwise increase the footprint;
- d) repair or replacement of a septic field on the same spot;
- e) the removal of trees that have been examined by an arborist and certified to pose an immediate threat to life or property;
- f) With the exception of nesting trees protected under Section 34 of the *Wildlife Act*, cutting of vegetation and trees more than 15 meters from the stream's high water mark or the top of the ravine bank, provided the cutting is not a precursor to development, the roots/stumps are left in the ground, and the cutting does not result in land alteration;

- g) gardening and yard maintenance activities, not involving the application of artificial fertilizer, pesticides or herbicides, within a pre-existing *landscaped area*, including mowing, pruning, planting, and minor soil disturbance that does not alter the general contours of the land;
- h) manual removal of invasive species and manual planting of native vegetation conducted in accordance with best management practices;
- i) pruning of not more than two trees in one growing season and that is conducted in accordance with the standards and recommendations of the International Society of Arboriculture, and that does not involve: the lift pruning of lower limbs to the extent that the live crown ratio is less than 50%, the removal of more than 25% of the crown in one growing season, topping, or the pruning or removal of a structural root within the critical root zone;
- j) ecological restoration or enhancement projects undertaken or authorized by a public body;
- k) changes in or about a stream authorized under Section 9 of the Water Act;
- l) work that is authorized by Fisheries and Oceans Canada by permit under Section 35 of the *Fisheries Act*;
- m) emergency procedures to prevent, control or reduce immediate threats to life or property including:
 - i. emergency actions for flood-protection and erosion protection,
 - ii. clearing of an obstruction from a bridge or culvert or an obstruction to drainage flow, and
 - iii. repairs to bridges and safety fences carried out in accordance with the *Water Act*;
- n) farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2) of the *Agricultural Land Reserve Use, Subdivision, and Procedure Regulation* and horticulture as defined in the Hornby Island Land Use Bylaw 177;
- o) The construction of a fence if no native trees are removed and the disturbance of native vegetation is restricted to 0.5 meters on either side of the fence, or 1.5 meters on either side of the fence in agricultural areas;
- p) The construction of a private trail if all of the following apply;
 - i. The trail is 1.0 meter wide or less;
 - ii. No native trees are removed;
 - iii. The surface of the trail is pervious (for example, soil, gravel or wood chips)
 - iv. The trail is designed to prevent soil erosion where slopes occur; and
 - v. Where the trail parallels the stream, the trail is more than 5 meters away from the high water mark of a stream;
- q) Disturbance of soils more than 15 meters from the stream's high water mark or the top of the ravine bank if the total area of soil disturbance is less than 5 meters squared; and
- r) The constructing of a small accessory building such as a pump house, gazebo, garden shed or playhouse more than 15 meters from the stream's high

watermark or the top of the ravine bank if the building is located within an existing landscaped area and the total area of small accessory building is less than 10 meters squared

- s) Any development more than 8.0 metres from a stream that is a roadside ditch which does not contain instream habitat for fish according to the Stream identification Reports prepared for Hornby Island by Madrone Environmental Services (January 2014) and Mimulus Biological Consultants (March 2012).

Information Note: For best management practices on manual removal of invasive species and planting of native vegetation, property owners should contact organizations such as the Invasive Species Council of British Columbia and the Coastal Invasive Species Committee.

Information Note: Some activities not listed here that are regulated under other provincial or federal legislation may not require a development permit.

9.6.3 Guidelines

Prior to undertaking any development activities within the Riparian Areas DPA an owner of property shall apply to the Local Trust Committee for a development permit, and the following guidelines apply:

- a) In general, all development in this DPA should be undertaken in a manner that minimizes impact on and that restores or maintains the proper functioning condition of the riparian area, water bodies and ecosystems. Where a Qualified Environmental Professional (QEP) or other professional has made recommendations for mitigation measures, enhancement or restoration in order to lessen impacts on the riparian area and ecosystems, the Local Trust Committee may impose permit conditions, including a requirement for security in the form of an irrevocable letter of credit, to ensure the protection of riparian areas and ecosystems is consistent with the measures and recommendations described in the report.
- b) The development permit should not allow any development activities, including the storage or application of pesticides and other chemicals for non-essential cosmetic purposes, to take place within any Streamside Protection and Enhancement Area (SPEA) identified by the QEP or riparian buffer recommended by another professional adjacent to a non-RAR applicable watercourse, lake or wetland, and the owner should be required to implement a plan for protecting the SPEA or riparian buffer over the long term through measures that may be implemented as conditions of the development permit.
- c) Where the QEP or other professional's report describes an area as suitable for development with special mitigating measures, the development permit should only allow the development to occur in compliance with the measures described in the report. Monitoring and regular reporting by a QEP or other professional at the applicant's expense may be required during construction and development phases, as specified in a development permit.
- e) If the nature of the proposed project within the DPA changes after the professional report has been prepared such that it is reasonable to assume that the professional's assessment of the impact of the development may be affected, the Local Trust Committee may require the applicant to have the professional update

the assessment at the applicant's expense and DP conditions may be amended accordingly.

- f) The Local Trust Committee may consider variances to subdivision or siting or size regulations where the variance may result in enhanced protection of a SPEA, riparian buffer or riparian ecosystem in compliance with recommendations of a professional's report."

PART 10 TEMPORARY USE PERMIT AREAS

10.1 Temporary Use Permits

Section ~~921-492~~ of the *Local Government Act* provides that temporary uses may be permitted in areas designated in a zoning bylaw. Upon application by a property owner the Local Trust Committee can issue a Temporary Use Permit through resolution. The permit can allow a use not permitted by the land use bylaw, the conditions of use and the time period. Temporary Use Permits can be issued for a term up to three years and may be renewed one time only.

10.2 Objectives

The objectives of this subsection are:

- (1) to consider allowing a temporary event as per policy OCP Policy 6.5.1.10;
- (2) to allow for a period of evaluation of new commercial ventures that do not involve significant new development prior to an application for rezoning as per OCP policy 6.5.1.10;
- (3) to allow particular uses for a period of time to enable impacts to be assessed before any further permitting of the use as per OCP policy 6.5.1.10;
- (4) to consider allowing transport of ground water off a lot where the water is extracted as per OCP policy 5.1.4;
- (5) to consider allowing temporary seasonal or emergency accommodations as per OCP policies 6.3.5.18 and 6.3.5.19;
- (6) to consider allowing detached housing for a relative or caregiver of occupants of the residence as per OCP policy 6.3.5.14 in association with a housing agreement or by such other means as are available to encourage occupancy by a relative or caregiver;
- (7) to consider allowing temporary non-agricultural uses on land within the Agricultural Land Reserve or on land used for agriculture where there is minimal negative impact upon the agricultural land values and where applicable approval has been received from the Agricultural Land Commission as per OCP policy 6.4.2.5;
- (8) to allow light industrial home occupations that require a more rigorous permitting process than provided for under land use regulations for extended home occupations as per OCP policy 6.5.5.9; and
- (9) to allow vacation home rental use that does not comply with limitations imposed by land use regulation.

BL153
DEC/2016

10.3 Guidelines

- (1) Upon application, Temporary Use Permits may be considered for all parcels of land within the Hornby Island Local Trust Area, with the following exclusions:
 - a) properties less than one quarter of a hectare except when the application is for vacation home rental use,
 - b) land zoned as public park, ecosystem management area or water supply protection, as shown on Schedule B, and
 - c) a parcel identified as an environmentally sensitive area, as shown on Schedule D1 or D2 of the Hornby Island Official Community Plan Bylaw No. 149, unless information is provided to illustrate that the proposed land use does not negatively impact the environmentally sensitive features.
- (2) Applications for Temporary Use Permits may be referred to the Advisory Planning Commission which may be requested to provide an opportunity for public input to be received and considered in preparing its recommendations.
- (3) Temporary Use Permits for parcels within the Agricultural Land Reserve should only be issued for uses that do not conflict with Agricultural Land Commission policies and regulations.
- (4) A professional assessment of hydrological impacts may be required when the proposed use is within an identified groundwater recharge area or an aquifer classified as highly developed.
- (5) Where approvals are required from other agencies, these should be obtained prior to the issuing of a Temporary Use Permit.
- (6) The general conditions for issuing a Temporary Use Permit are as follows:
 - a) adequate off-road parking should be provided;
 - b) confirmation that site conditions allow for adequate provisions for approved waste disposal;
 - c) commercial uses (other than very short term uses or vacation home rentals) should be screened from adjacent residential uses;
 - d) industrial uses should be screened from adjacent properties and roads;
 - e) there should be adequate setbacks of the use to minimize impacts upon adjacent properties;
 - f) noise generation should be addressed to prevent disturbance of the neighbourhood and to ensure compliance with regional district regulations;
 - g) the use should be conducted so as to not risk contamination of the land, surface water or groundwater, including by making adequate provision for the safe storage of toxic materials;
 - h) water supply should be addressed so as to not create negative impacts upon existing common water sources;
 - i) other potential impacts upon the neighbourhood should be mitigated, including by limitations upon the hours of operation where appropriate;
 - j) the owner of the property may be required to provide a security to guarantee the performance of the terms of the permit and should be required to provide an undertaking to demolish or remove any building or structure and to restore the land to a condition specified in the permit, especially in circumstances where temporary

housing is provided and such housing is no longer used for such temporary purposes; and

- k) lands with good agricultural potential should not be compromised by any use permitted by a Temporary Use Permit.
- (7) Applicants for Temporary Use Permits should address the issues identified in these policies in their applications and are strongly encouraged to consult with neighbours about the proposed use prior to making application.
- (8) Light Industrial activities which require specific consideration of impacts with respect to environmental protection, water use, waste generation, noise, odour, parking, or neighbourhood character, may be allowed upon application for a Temporary Use Permit that will contain specific conditions to address these impacts.
- (9) The Local Trust Committee should consider the climate change impacts of any significant change in reviewing temporary use permit applications.
- (10) In consideration of applications for vacation home rentals the Local Trust Committee may consider the following:
- a) the cumulative effects, both positive and negative, on the neighbourhood and island of all temporary use permits issued for vacation home rentals;
 - b) limitations on any signage that may be placed on the property;
 - c) a requirement for information to be posted that will inform guests regarding the location of property lines by way of a map, any applicable noise bylaws, measures to address water conservation, fire safety, storage and management of garbage, septic system care and control of pets (if pets are permitted) in accordance with standards applicable by regional district bylaw, as stated in the permit or as determined by the owner or manager to effectively manage the site;
 - d) the proposed maximum number of occupants;
 - e) the proposed time periods that dwelling will be available for rental or months of the year when the rental will occur; and
 - f) other considerations the LTC considers appropriate.

SCHEDULE B: BYLAW AREA MAP

Schedule B is a 1:10,000 map showing the zoning classifications for all lots and water surfaces in the Hornby Island Local Trust Committee area. Schedule B is part of the Land Use Bylaw, but is published separately.

Land Use Bylaw Technical Amendments Projects — Project Charter v.1

Hornby Island Local Trust Committee

Date: August 3, 2018

Purpose To resolve technical issues with Hornby Island Land Use Bylaw No. 150

Background Hornby Island Land Use Bylaw No. 150 was adopted in 2016, and since the time of adoption, a number of technical issues have been discovered in the bylaw, ranging from minor typographical errors to more significant issues that may, in some cases, affect development potential and permitted uses.

Objectives

- To identify and resolve minor technical issues with Hornby Island Land Use Bylaw (LUB) No. 150 and Hornby Island Official Community Plan (OCP) No. 149

In Scope

- Staff Technical Review of the LUB
- Research into bylaw development history
- Advisory Planning Commission/ community consultation as needed
- LUB amendments
- OCP amendments

Out of Scope

- Bylaw amendments not related to identified technical issues

Workplan Overview

Deliverable/Milestone	Date
Staff technical review of LUB	Summer—Fall 2018
Staff research into bylaw development history	Summer—Fall 2018
Staff report on findings from technical review and research/ LTC provide further direction	Fall 2018
LTC consideration of first reading for draft amendment bylaw addressing minor technical amendments to LUB only/ referrals	Fall – Winter 2018
Development of a consultation strategy to address more substantial amendments (requiring OCP amendment or affecting development potential)	Fall—Winter 2018
Community/ APC consultation as needed	Winter 2018-19
Bylaw drafting for revisions requiring OCP amendment	Spring 2019
Statutory processes	Spring 2019 onward

Project Team

Madeleine Koch, Planner 2	Project Manager
Teresa Ritemann, Planner 2	Project Sponsor
Director Approval: Date: July 20, 2018	LTC Endorsement: Date:

Budget

Budget Sources: Hornby LTC Special Projects		
Fiscal	Item	Cost
2018-19	Community consultation	TBD
2019-20	Public hearing	
	Total	



MEMORANDUM

File No.: 3030-01
(Hornby LTC General)

DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: William Shulba, P.Geo, Senior Freshwater Specialist
Local Planning Services
COPY: Teresa Ritemann, MCIP, RPP, Island Planner
SUBJECT: Groundwater Protection and Water Conservation Next Step Project

PURPOSE

This intention of this memorandum is to;

- (a) Provide the Hornby Island Local Trust Committee (LTC) with an update on their top priority *“Groundwater Protection and Water Conservation Tools”*;
- (b) Present the *Groundwater Protection and Water Conservation Tools Next Step Project Charter* to the LTC to provide a framework for assessment of existing and new groundwater protection and water conservation tools for the Hornby Island community to sustain a vibrant island community;
- (c) Request the LTC to direct staff to develop a Project Charter for proposed *“Hornby Island Freshwater Preservation and Conservation Committee (FWPACC)”* that will include a committee vision, terms of reference, and a strategic workplan with short, medium, and long-term objectives.

BACKGROUND

Local Planning Services staff and Trustee Law met with members of the Hornby Water Stewardship (HWS) and Hornby Island Community Economic Enhancement Corporation (HICEEC) on Thursday, May 24, 2018 to discuss options for collaboration and advancement of local water conservation objectives. Staff note that HWS and HICEEC completed their Hornby Water Plan in 2016. Various water-related studies have been completed on Hornby Island previously and the Hornby Island Official Community Plan includes several objectives and policies respecting water conservation.

Specific attention has been awarded to Hornby Island community from academia, government, and other research communities due to the significant reliance on groundwater resources.

Twenty-five years ago the *Hornby Island Pilot Project Committee*, a collaboration between Hornby Island community, Islands Trust and Ministry of Environment was formed to assess groundwater issues on the island. In 1994 presented *The Hornby Island Groundwater Pilot Project Final Report* included recommendations on the principles and policies for groundwater management. The pilot project served as foundational support for groundwater research on the island including a groundwater wells monitoring project and provided insight to the development of the 2016 *BC Water Sustainability Act* (WSA) and *Groundwater Protection Regulation* (GWPR).

The *Hornby Island Freshwater Preservation and Conservation Committee (FWPACC)* is proposed to consider the intentions, recommendations, and outcomes of the *Hornby Island Pilot Project Committee* and subsequent initiatives relating to groundwater protection and water conservation. The concept of FWPACC was discussed with Islands Trust staff and Hornby Water Stewardship on Friday July 6, 2018 and there was general consensus that an alignment of agencies that have a jurisdiction on water use authorizations, land-use policy, and conservation legislation is the most desired approach to harmonize efforts of those agencies with respect to the Hornby Water Plan, which has a foundation in community consultation.

HORNBY ISLAND GROUNDWATER PROTECTION AND WATER CONSERVATION TOOLS NEXT STEP PROJECT

The primary tenant of the *Groundwater Protection and Water Conservation Tools Next Step Project* is to further facilitate coordination with the Hornby Island community, Provincial and Local governments; and stewardship organizations to develop tools to achieve freshwater sustainability for a vibrant Hornby Island community.

This includes but not limited to;

- *Investigation of existing watershed and groundwater information;*
- *Identification of research methods to address key knowledge gaps;*
- *Review of regulatory approaches to groundwater protection and water conservation on Hornby Island;*
- *Updates to the Gulf Island Groundwater Protection Toolkit to align with the WSA and GWPR;*
- *Development of freshwater focused workshops including exploration of the 3D hydrogeological model;*

Staff recommends that the LTC receive the *Groundwater Protection and Water Conservation Tools Next Steps Project Charter* as a next step to developing a new era of protection and preservation of freshwater sustainability through community collaboration and detailed consideration of historical community effort.

HORNBY ISLAND FRESHWATER PRESERVATION AND CONSERVATION COMMITTEE (FWPACC)

The main sentiment from the 1994 Hornby Island Groundwater Pilot Project Final Report was that groundwater is not an isolated resource and one that can be affected by many factors. A penultimate conclusion from the Pilot Project was that the development of working relationships and understandings with others whose activities and decisions have an impact on groundwater and is as paramount as the creation of groundwater regulation.

The purpose of the *Hornby Island Freshwater Preservation and Conservation Committee (FWPACC)* is to collaborate on education, research, and policy projects to establish a framework to sustainably maintain the established condition of Hornby Island groundwater resource and aquifer health.

A primary goal of the FWPACC will be to coordinate the development and implementation of effective groundwater protection tools. Protection of groundwater resources is needed to mitigate impacts from changing climate, land-use changes, and increasing water demand. To preserve a healthy condition of the groundwater resources, adaptation methods are needed that may require regulatory changes influenced by multiple agencies.

Another primary goal of the FWPACC will be to coordinate the development and implementation of effective water conservation tools. Water conservation takes community effort; therefore Staff will recommend that the FWPACC closely review the Hornby Water Plan and other Hornby Water Stewardship projects as the flagship model for water conservation on Hornby Island.

Staff propose that the FWPACC consider collaboration multiple agencies and organizations involved in freshwater initiatives relating to Hornby Island, including but not limited to;

- Islands Trust Local Trust Committee
- Hornby Water Stewardship
- Hornby Island Community Economic Enhancement Corporation
- Ministry of Forests, Lands, Natural Resources, and Rural Development
- Ministry of Environment & Climate Change
- Island Health
- Regional District of Comox Valley
- Others.....

NEXT STEPS

Should the LTC resolve to accept the *Groundwater Protection and Water Conservation Tools Next Step Project Charter*, staff will;

- (a) undertake preparation of a strategic planning day to collaboratively develop a vision, terms of reference, and a strategic workplan with short, medium, and long-term objectives for the proposed “Hornby Island Freshwater Preservation and Conservation Committee (FWPACC)”;
- (b) develop a scope of work for a multi-layer hierarchical raster-based water balance model for Hornby Island created by a professional hydrogeology geographical information systems specialist; and
- (c) develop a scope of work for two freshwater focused workshops.

Submitted By:	William Shulba, P. Geo Senior Freshwater Specialist	Select Date.
Concurrence:	Teresa Ritemann, MCIP, RPP Island Planner	Select Date.

ATTACHMENTS

1. Groundwater Protection and Water Conservation Tools Project Charter

Groundwater Protection and Water Conservation Tools Next Step Project

Hornby Island Local Trust Committee Project Charter

Version : FWS-HOLTC-GPT-ProjectCharter-2018-001

Date: July 27, 2018

Purpose

Our ability to sustain a vibrant island culture is having enough water for community needs. Freshwater is the water we have to survive. The water we use runs back into the environment and used by other species, we are part of a whole system. This sense of connectivity to freshwater is an inherently familiar place to be therefore we have a great responsibility to steward that connectivity.

Through preserving and protecting the unique watershed amenities groundwater protection tools can support healthy aquifers and groundwater wells in a future of changing climatic and landscape conditions. This Project investigates the multi-decadal leadership by the Hornby Island community and associated governing agencies in groundwater protection and the development of freshwater preservation tools to sustain a vibrant island community.

Background

Local Planning Services staff and Trustee Law met with members of the Hornby Water Stewardship (HWS) and Hornby Island Community Economic Enhancement Corporation (HICEEC) on Thursday, May 24, 2018 to discuss options for collaboration and advancement of local water conservation objectives. On June 08, 2018 the LTC passed a resolution to move Groundwater Protection and Water Conservation Tools from the projects list to a LTC Top Priority and requested Freshwater Staff to develop a project charter including work plan and budget; consolidation of existing information; required research to address key knowledge gaps; workshop to explain the model; suggestions for next steps including finding potential funding, advocacy/education/coordination with other agencies etc.

The **Hornby Island Groundwater Protection and Water Conservation Tools Next Step Project** primary objective is to facilitate collaboration with community and government agencies to develop tools to achieve freshwater sustainability for a vibrant island community.

Objectives

- Investigate existing watershed and groundwater information;
- Identify research methods that address freshwater knowledge and data gaps;
- Review regulatory approaches to groundwater protection and water conservation on Hornby Island;
- Steward updates to the Gulf Island Groundwater Protection Toolkit to align with the WSA and GWPR;
- Develop freshwater workshops including exploration of the LeapFrog3D hydrogeological model;
- Develop a strategic planning day for the proposed *Hornby Island Freshwater Preservation and Conservation Committee* (FWPACC).

In Scope

- Coordination with various Islands Trust staff, ministry staff, consultants, regional district staff, researchers, and community members;
- Develop a scope of work for a co-op student for management for groundwater well data
- Procurement and contract for a Strategic Water Planning Professional.
- Procurement and contract for a desktop GIS Watershed-Aquifer Water Balance Model.
- Develop terms of reference and strategic workplan for FWPACC.

Out of Scope

- Quantification of groundwater use or demand.
 - No consumption or metering
 - Surface water monitoring program
 - Groundwater wells monitoring.
- NB: Monitoring requires an additional project charter, if part of a strategic plan.

Project Team

William Shulba, P.Geo Islands Trust Freshwater Specialist	Project Leader
Teresa Rittemann, MCIP, RPP Hornby Island Planner	Project Steward
Mike Richards, IT Grants Administrator	Grant Administrator
Mark Van Bakel, <i>IS and GIS Manager</i>	Information Systems Steward
University Co-Op Services (if applicable)	Data collection & collation/ surveys/analysis/field work
Professional hydrogeology geographical information systems specialist	Island Water Balance Modeller
Contract Hydrogeological Focused Facilitator	Strategic Water Planning Day

Budget

Budget Source:

Fiscal	Item	Cost
2018-2019	Strategic Planning Day	5,000.00
2018-2019	Island GIS Water Balance	10,000.00
2018-2019	2 Freshwater Workshops	1,000.00
2018-2019	Next Step Project Total	16,000.00

RPM Approval:

Ann Kjerulf

Date:

LTC Endorsement:

Resolution #:

Date:

Work plan Overview

Deliverable/Milestone	Lead	Planner Time	Target Date
Develop Scope of Work and implement facilitation of a Strategic Planning Day Session	Freshwater Specialist and Island Planner	70 Hours	August 2018
Develop Scope of Work for two Freshwater workshop— LeapFrog3D hydrogeological model	Freshwater Specialist and Island Planner	12 hours	August 2018
Retain Professional Hydrogeologist for GIS Island Water Balance Model	Freshwater Specialist	10 hours	August 2018
Report of the review of watershed and groundwater information and regulatory approaches to groundwater protection and water conservation on Hornby Island and report to the LTC	Freshwater Specialist	35 Hours	September 21 2018
Review and provide recommendations for updates to the Groundwater Protection Toolkit as per WSA and GWPR	Freshwater Specialist	35 hours	November 2018
Develop Co-Op Student Scope of	Freshwater Specialist	14 hours	August 2018
GIS Analysis and Data Collation	Freshwater Specialist IS and GIS Manager	35 hours	September 2018
		Total Hours 211	
			158

Hornby Island Housing, 2018 – Discussion Paper

History of initiatives

- legislative initiatives in bold
- Islands Trust initiatives in regular font
- community initiatives in italics

1990	<i>....Hornby conference on seniors' housing for islands</i>
1991	One dwelling permitted per public facility in
1992	Zone created for seniors' housing <i>....Land acquired for Elder Housing</i>
1993	Secondary dwelling permitted in ag. zone
1996	<i>....Elder Housing construction begins</i>
2003	OCP revisions enable: - community housing in public use zone - rezoning for social housing - rezoning for co-ops, land trusts - amenity zoning for housing
2004	Advisory Committee on Housing recommends: - displaced residents' seasonal accommodation - secondary dwelling units - establishing a community land trust
2005	<i>.....ISLA formed as community land trust</i>
2007	<i>....Hornby conference on Housing Solutions for Small Communities</i>
2008	<i>....Housing Needs Assessment completed (commissioned by HICEEC)</i>
2008	Regs. for public use area amended to permit: - community housing - supportive living facility - hostel
2009	Amenity zoning bylaws enable transfer of land to ISLA for "community housing"
2009	Additional house sites permitted for Syzygy Land Co-op
2009	<i>....Hornby Outer Island Housing Society formed; land identified for rental housing project</i> <i>....(Process and society later discontinued)</i>
2010	Affordable Housing Toolkit (Islands Trust) Seniors' Housing Strategy (Islands Trust)
2011	APC hosts Community Housing Forum - makes recommendations for OCP/LUB review
2014	Revised OCP contains new section on "Housing" including existing and new policies. New policies implemented in revised LUB: - secondary suite on larger lots - detached units on larger lots through TUP - additional subdivision of rural lots - reduced average lot size for rural lots
2016	<i>....HIRRA Housing Committee formed</i>
2018	Housing Needs Assessment for Northern Islands completed (Islands Trust)
2018	<i>....ISLA/Elder Housing form single Hornby Island Housing Society</i> <i>....preparing application to BC Housing for Beulah Creek project</i>

Permitted dwellings on Hornby Island

	Permitted dwellings per lot	Est. Total	Additional dwellings permitted	Comments
Residential Small lot (Sandpiper) (Galleon) (Anderson/WSB) (Other)	1	735 (314) (180) (185) (52)		<i>Islands Trust policy prevents additional density in areas with water problems</i>
Residential Large lot - less than 4 ha	1	149	- Secondary suite on lots over 2ha - Detached unit by TUP	<i>OCP enables rezoning for community housing & co-ops</i>
Residential Large lot - more than 4ha	2	114	- Secondary suite per dwelling - Detached unit by TUP	
Residential:	Total:	998		
Agricultural - less than 4ha	1	34	- Secondary suite on lots over 2ha	<i>ALC does not support ALR land being used for housing</i>
Agricultural - more than 4ha	1	76	- Secondary suite on lots over 2ha - Additional dwelling permitted if also permitted by ALC	
Syzygy	11	11	- Secondary suite per dwelling	
Shire	12	12	- Secondary suite per dwelling	
Downes Point	9	9	- Secondary suite per dwelling	
Agricultural	Total:	142		
Other - commercial	1	5		
Other - park	1	1		
Other - public use	1	8	OCP enables community housing in this zone	<i>No projects yet proposed</i>
Other	Total:	14		
Community housing - The Village	11	11		<i>Potential for large lots or public use land to be zoned for this purpose</i>
Community housing - Beulah Creek	30	30		
Community housing	Total:	41		
2016:			2006:	
Total permitted dwellings: <i>(estimated by counting lots)</i>		1,195	?	
Total dwellings built:		1,100	968	
Dwellings occupied by residents:		560	547	
% of total		50.7%	57%	
Resident population:		1,010	1,074	
Average household size:		1.8	2	

Housing Needs Assessment: Rental Housing on Hornby Island

- Income and affordable housing:

45.6% of households (all households below moderate income of \$30,000) need rental housing \$688/month or less

- Housing challenges for Hornby Islanders

1. Unaffordable relative to income – particularly since there is a large percentage of households that earn under \$25,000 per year.
2. Uncertain tenure forcing people to move seasonally – often forcing people to share accommodation in the summer months and/or live in tents and campgrounds.
3. Lack of housing options – while Hornby Island has seniors housing, there are no options for other secure rental options.

- Private market rental housing

Anecdotal evidence and survey results for the assessment confirm a limited market for rental housing

- Social housing:

Hornby Island Elder Housing Society operates 11 rental units for seniors' housing and has a waiting list of over 30 people. Islanders' Secure Land Association is working on a development of 20-30 affordable rental units and has received expressions of interest from over 40 people. *(The two organizations have now merged to form the Hornby island Housing Society.)*

- Where people live who need affordable housing:

Over 80% of survey respondents indicated that those in need of affordable housing live in trailers or mobile homes, and illegal cottages.

- Conclusions and recommendations of the Housing Needs Assessment

Based on the population projections, there could be a need for potentially 158 residential units in the next 25 years. Based on the 2016 Census, 41% of the total population falls within the no, low and low/moderate income levels. The 2008 Housing Needs Assessment on Hornby and Denman Island identified a total housing need of 97 units for renters and seniors. Based on the population growth projected for 158 units and 41% need for affordable rental, Hornby Island now requires between 65 and 97 affordable housing units. This would require between three and four affordable rental housing units to be constructed each year.

Large Lot Regulations (Hornby Island compared to other islands)

The large lot zone (R2) is the only residential zone on Hornby Island with the potential for density to be increased to provide additional potential housing opportunities. (The small lots are in areas which have water quality/quantity challenges). Agricultural lots are in the ALR where additional housing is controlled by the ALC.

Island	Subdivision		Housing density		
	Min.	Av			
Hornby	1ha	2ha	Under 2ha: 1 dwelling*	2ha+: 1 dwelling* + sec suite	4ha+: 2 dwellings* + sec suite per dwelling
			+ additional detached unit permitted by TUP only *Max dwelling size: 300m2		
Denman	2ha	4ha	Under 4ha: 1 dwelling + sec. suite		4ha+: 1 dwelling + 1 additional dwelling per 4ha + 1 sec. suite per lot
			+ additional detached unit permitted by TUP only + travel trailer for "occasional non-commercial accommodation"		
Gabriola	2ha	4ha	Under 2ha: 1 dwelling	2ha+: 1 dwelling + 1 cottage*	
			*Max cottage size: 65m2		
Thetis	2ha	4ha	Under 8ha: 1 dwelling + 1 cottage*		8ha +: 1 dwelling + 1 additional dwelling per 4ha + 1 cottage* per dwelling
			*Max cottage size: 65m2		
Mayne	2.8ha	-	Under 2.8ha: 1 dwelling + 1 cottage*	2.8ha + 1 dwelling + 1 additional dwelling per 2.8ha + 1 cottage* per dwelling	
			*Max cottage size: 60m2 on lots less than 1ha 93m2 on lots more than 1 ha		
N.Pender	0.6ha	4ha	1 dwelling + 1 cottage*		
			*Max cottage size: 56m2		

Discussion

- Market Rental Housing

The market is not providing the required affordable, stable renting housing. Dwellings are generally owned for the present or future use of the owner and not primarily to provide residential tenancies.

- Social housing

If a present proposal to BC Housing goes through, the Hornby Island Housing Society has the potential to triple the current number of affordable rental units (11 at the Elder Housing Village). But this will not go halfway to meet the current demand evidenced by the waiting list and expressions of interest nor to address the rental requirements projected in the Housing Needs Assessment.

- Secondary dwelling units

The lack of applications indicates there has been no formal uptake with respect to the provisions for secondary suites (by Siting and Use Permit) and detached units (by Temporary Use Permit).

Secondary suites were seen as a way to use the existing built infrastructure to create housing opportunities given the reduction in household size. But maybe this option does not resonate with the norms of rural living.

Temporary Use Permits were seen as a way to provide more control over the development and use of detached units than is possible through zoning regulations. But maybe the cost and challenging process has deterred applications.

- Unpermitted dwelling units

Anecdotal information suggests that a significant proportion of affordable rental housing is through non-permitted dwellings such as cabins and mobile units. These are the kind of situations that the temporary use permit provision was intended to address in order to enable legalization.

- Accessibility versus accountability

The limited number of regulatory options can make it challenging to find an appropriate balance between accessibility and accountability. Allowing secondary units as an outright permitted use in a zone can make it hard to build in a sufficient degree of accountability through regulations. Allowing them only through Temporary Use Permits provides a much higher degree of accountability, but at the expense of accessibility because the bureaucratic requirements and cost are barriers to applications. The consequence of insufficient accessibility to permitted uses can be a proliferation of unpermitted uses. When these involve housing community members there can be a reluctance to initiate bylaw investigations through complaints and a reluctance to enforce identified violations (the Bylaw Enforcement Manager recently suggested to Trust Council that there is not a social licence for the Islands Trust to enforce situations that could result in island residents being put out of their homes).

So it is worth looking at ways to achieve a better balance between accessibility and accountability. One approach might be to have a more affordable, less demanding Temporary Use Permit process. Another might be to explore what might be achievable through zoning regulations.

- More Accessible Temporary Use Permits

These could be made more accessible by reducing (or eliminating) the fee and having much simpler guidelines. However, TUPs will still need to be advertised and to provide the opportunity for neighbourhood comments. They will still need to be subsequently renewed and then re-applied for. As with zoning regulations, TUPs cannot provide accountability with respect to the use of secondary units (such as for affordable housing or caretaker accommodation) without a housing agreement which adds another big layer of bureaucracy.

- More accountable zoning regulations

To explore this option, the first step would be to identify issues that require a degree of accountability and then explore workable options for regulations.

Issues might involve:

- inappropriate uses
- type and size of units permissible
- impacts on the land
- provision for water supply and liquid waste treatment
- limiting total number
- impacts on neighbours
- addressing future interests in subdivision
- limiting total number on the island

Examples of regulatory approaches that might be explored to address these issues:

- prohibition against use for visitor accommodation
- requirement that secondary unit be occupied through a residential tenancy agreement or that mobile unit be occupied as principle residence of the occupant (*is this possible?*)
- maximum size of unit
- maximum combined size of principal and secondary units to not exceed permitted max size of a dwelling unit in the zone
- maximum permitted combined number of bedrooms (4) in the principal and secondary unit (to limit water/waste requirements to what would be expected in a principle dwelling)
- location of secondary unit within a specified distance from principle unit
- requirement for “no-subdivision” covenant
- initially limit permissibility of secondary units to a pilot subzone (eg close to institutional and main commercial centres) rather than throughout the whole island.

Possible next steps

Request a staff report to outline potential options. Appoint a special purpose Advisory Planning Commission to review options with the community.

Prepared by Trustee Tony Law 23 July 2018



Top Priorities

Hornby Island

No.	Description	Activity	R/Initiated	Responsibility	Target Date
1	Vacation Home Rental Community Education and Bylaw Compliance Campaign	Implement the Project Charter for the education and compliance campaign.	27-Apr-2018	Miles Drew Teresa Rittemann	01-Jan-2019
1	Land Use Bylaw Amendments	A Bylaw amendments to address issues with respect to the Public Use Area and MALA in the large lot residential zone and other housekeeping amendments	27-Apr-2018	Teresa Rittemann Madeleine Koch	
1	Groundwater Protection and Water Conservation Project	Project charter, including work plan and budget; consolidation of existing information; required research to address key knowledge gaps; workshop to explain the model; suggestions for next steps including finding potential funding, advocacy/education/coordination with other agencies etc. Review approaches to ground water protection and water conservation on Hornby Island including consideration of the Gulf Islands Ground Water Protection Regulatory Tool Kit and the possible use of Development Permit areas for water conservation	08-Jun-2018	William Shulba	
1	Exploration of Housing Needs	LTC discussion of the Housing Needs Assessment and of existing and potential housing opportunities on Hornby Island.	08-Jun-2018	Laura Busheikin Tony Law Alex Allen	03-Aug-2018

**Projects****Hornby Island**

Description	Activity	R/Initiated
Environmentally sensitive areas	Review of environmentally sensitive areas OCP map schedule (D2) as a stand alone mapping project or addition to the community profile; and Review community profile by adding further information on environmentally sensitive areas and important habitat and including information in Schedule D2 of OCP.	26-Apr-2013
Residential density review	Establish a community process to review residential density to address community housing needs following the completion of the official community plan and land use bylaw reviews.	07-Jun-2013
Beach access inventory	Conduct an inventory and assessment of beach access and other unopened road allowances	12-Jul-2013
Marine / shoreline protection information and education	Provide information and education to the public with respect to the marine environment and shoreline protection	07-Feb-2014
Farm policy and regulatory review	Develop and implement a project to support accessible opportunities for small-scale farming and address farming activities on non-ALR land involving consultation with relevant agencies and review of applicable policies and regulations.	
Ford Cove Consultation	Conduct a consultative process for the Ford Cove area	
Public Use area planning	Support collaborative planning process for Public Use areas	27-Mar-2015
Coastal Douglas Fir and associated ecosystem conservation		12-Feb-2016
Identification of gravel resources in the OCP	Update mapping as required.	27-Apr-2018
Review RAR with respect to roadside ditches		27-Apr-2018

Projects

Hornby Island

Description	Activity	R/Initiated
Development Procedures Bylaw	Consider options prepared by staff for amending the development procedures bylaw to include requirements for posting of signs on property with respect to significant applications.	03-Feb-2012
GHG Emissions Reduction	Facilitate community communications regarding greenhouse gas emissions in collaboration with community organizations.	03-Feb-2012

OVERVIEW

The Hornby Island Local Trust Committee (LTC) held a 'Goal Setting Session' on February 27, 2015, facilitated by planning staff. The session took about an hour and comprised the following steps:

1. **Wishlist** - A brainstorming of what the three Trustees hoped to get out of the 2014-2018 term. The trustees completed this step independently using post-it notes and then shared their goals.
2. **What Else?** - A review of the current Top Priorities list, the Projects list, and any external requirements and considerations. The LTC identified certain topics and tasks they agreed should be added to the discussion.
3. **Grouping and Filtering** - Reviewing all the individual goals and additional topics and tasks, similar goals and tasks were grouped. Synergies were also considered.
4. **The Goals List** - The LTC established goals for the term. Some were content-related, some were process-related.

The resulting list of goals for the 2014-2018 term represents the result of an initial conversation this LTC had at the start of their term about shared goals. This list can be referred to over time should the LTC find it useful during the course of their term, and can be further refined.

SUMMARY NOTES FROM FEBRUARY 27, 2015 SESSION

Trustee Responses to "Wish List" Brainstorm

- | | |
|--|---|
| <ul style="list-style-type: none"> • Improve relationships with First Nation • Engage with K'omoks First Nation • Strengthen and maintain relationship with K'omoks First Nation • Encourage more community engagement with LTC issues • Improve 2-way communications with community • Identify communication avenues to engage our community in LTC (IT) • Engage the community in Trust work and issues | <ul style="list-style-type: none"> • Provide information to community on shoreline & marine protection issues • Provide information to community on "building & development" issues and processes • Provide information to community on OCP & LUB & especially on targeted topics in review: housing & economic opportunities • Address discrepancy between "legal" density and multiplicity of "non legal" dwellings providing necessary housing |
|--|---|

- Review communities appetite for secondary suites and dwellings (affordable housing)
- Support affordable & seniors' housing
- Work on GHG issues
- Work with community entities on implementation of GHG emissions reduction & transportation issues
- Facilitate/support planning process for “public use” area of the Islands Trust
- Work with community groups on commercial zoning/planning areas
- Address emerging housekeeping issues eg. Zoning of Anderson Drive wells
- Update administrative bylaws as required
- Conduct consultative planning process for Fords Cove area
- Review Vacation Rental policies and regs in 2017
- Review residential density with community
- Protect groundwater
- Complete RAR compliance
- Support a vibrant, appropriate local economy (“appropriate” means in line with our mandate & supportive of community goals)

“What Else” List:

- Address home occupation use on non-resident lot

Draft Long-Range LTC Goals for the 2014-2018 Term

- Provide centralized info to community on new policies & opportunities, shoreline protection/development & building processes/considerations
- Strengthen relationship with K’omoks First Nation
- Address home occupation use on non-resident lot
- Engage community
- Address housing/density issues
- Explore how to engage with community on achieving GHG emission reduction
- Address “public use area” planning
- Address planning in Ford Cove
- Address Anderson Drive wells zoning
- Become RAR compliant
- Review vacation rental policies in 2017
- Review administrative bylaws

NEXT STEPS

This list can be referred to in amending the LTC Work Program; the Top Priorities and Projects Lists. Weighing potential projects against identified goals can help set priorities.

The LTC can refer to this list of goals throughout the term, especially when projects are completed and a new project can be moved up to the Top Priorities list for staff to begin work on.

Hornby Island LTC Work Program

Suggestions for LTC Discussion

Communication Strategy for Revised Official Community Plan and Land Use Bylaw

Suggested elements:

- Communicate with the community at large about housing opportunities identified in the OCP (and seek input that might inform a process to review residential density)
- Communicate with the community at large about economic opportunities identified in the OCP (especially new home occupation regulations, TUPs, provisions for community trades and services and re-zoning applications)
- Provide information on regulations and best practices with respect to building and land development
- Collaborate with other community organizations to provide information on reducing Greenhouse Gas Emissions
- Provide information on shoreline protection and the marine environment
- Meet with Hornby Island realtors to provide information on regulations and policies.

Prioritization of Issues Identified for Possible Future Projects.

Rank	Description	Type of Project	Comments
1.	Establish a community process to review residential density to address community housing needs following the completion of the official community plan and land use bylaw reviews.	Consultation; Planning; Regulatory changes?	Kick-started by soliciting community feedback on existing housing policies as part of the OCP/LUB Communications Strategy?
2.	GHG Emissions Reduction Facilitate community communications regarding greenhouse gas emissions in collaboration with community organizations.	Communications	Include as part of the OCP/LUB Communications Strategy?
3.	Review and update 'Building on Hornby Island' brochure and include HPO information.	Communications	Include as part of the OCP/LUB Communications Strategy?
4.	Information and education with respect to the marine environment and shoreline protection	Communications	Include as part of the OCP/LUB Communications Strategy?
5.	Relationship building with K'omoks First Nation including considering content of Official Community Plan as it relates to K'omoks First Nation interests.	External relationship building	Co-ordinate with Denman Island LTC?

6.	Review of Siting and Use Permit Bylaw No. 52 regarding applicability to the construction of secondary suites and cottages and research requirements for proof of adequate water and septic capability.	Regulatory changes (Administrative)	Required follow-up to new OCP/LUB provisions?
7.	Review of vacation home rental regulations by 2017 Sep-13-2013	Review/amend regulations	Bring forward for adding to the work program in 2016
8.	Review approaches to ground water protection and water conservation on Hornby Island including consideration of the Gulf Islands Ground Water Protection Regulatory Tool Kit and the possible use of Development Permit areas for water conservation.	Research; Consultation; Planning; Regulatory changes?	Begin with scoping out possible approaches? Re-prioritize in response to expressions of community interest?
9.	Develop and implement a project to support accessible opportunities for small-scale farming and address farming activities on non-ALR land involving consultation with relevant agencies and review of applicable policies and regulations.	Consultation; Planning; Regulatory changes?	Re-prioritize in response to expressions of community interest?
10.	Conduct a consultative process for the Ford Cove area	Consultation; Planning; Regulatory changes?	Re-prioritize in response to expressions of community interest?
11.	Review of home occupation regulations to allow the rental of accessory building space to a non-resident of the property for commercial use.	Review/amend regulations	Re-prioritize in response to expressions of community interest?
12.	Support collaborative planning process for Public Use area.	Consultation, planning	Re-prioritize in response to expressions of community interest?
13.	Development Procedures Bylaw Consider options prepared by staff for amendments to include requirements for posting signs on property with respect to significant applications.		
14.	Inventory and assessment of beach access / unopened road allowances	Research; planning	In collaboration with CVRD and MOTI?
15.	Review of environmentally sensitive areas OCP map schedule (D2) as a stand-alone mapping project or addition to the community profile.	Research; Mapping; Amend OCP? Communications	

Tony Law – 21 September 2015



Islands Trust

Print Date: July 25, 2018

Applications

Agricultural Land Reserve

File Number	Applicant Name	Date Received	Purpose
HO-ALR-2018.1	Peter Mason Land Surveying Planner: Jaime Dubyna	12-Jan-2018	PID: 023-773-260 Subdivision Civic address: 1150 Central Road, Hornby Island, BC
Planning Status			
Status Date: 08-Jun-2018 Staff report to LTC for consideration. LTC resolution to forward application to the ALC with comments, as per the minutes of the June 8 2018 LTC meeting.			
Status Date: 24-May-2018 Planner received letter of support from neighbor.			
Status Date: 23-May-2018 Planner received two letters of support from neighbours.			

File Number	Applicant Name	Date Received	Purpose
HO-ALR-2018.2	Hoerburger Land Surveyors Planner: Madeleine Koch	12-Apr-2018	PIDs: 009-651-268, 009-651-110, 027-126-323 Creating two lots out of three for agricultural purposes. Civic addresses: 1605 Ostby Road, 4555 Fowler Road, 4755 Fowler Road, Hornby Island, BC
Planning Status			
Status Date:			

Development Permit

File Number	Applicant Name	Date Received	Purpose
HO-DP-2017.2	Matthew, Jim Planner: Madeleine Koch	17-Aug-2017	Crown leased property; Building new Arts Centre on Sollans Road, Hornby Island.
Planning Status			

Applications

Status Date: 31-Jan-2018

Site Visit Nov. 6 2017

Status Date: 31-Jan-2018

Waiting to hear from applicant regarding Crown Lease amendment

File Number	Applicant Name	Date Received	Purpose
HO-DP-2018.1	MATTHEW R FREDBECK	21-Mar-2018	PID: 005-574-285. Owner plans to lower floor for handicap access and change roof line to accommodate solar panels. Civic address: 10835 Central Road, Hornby Island.

Planner: Teresa Ritemann

Planning Status

Status Date: 28-May-2018

Application to be considered at September LTC meeting so that applicants can attend.

Status Date: 10-Apr-2018

Planner reviewing application.

File Number	Applicant Name	Date Received	Purpose
HO-DP-2018.2	Hornby Island Resort Ltd.	15-May-2018	PID: 028-882-075 Building demolition. Civic address: 4305 Shingle Spit Road, Hornby Island, BC

Planner: Teresa Ritemann

Planning Status

Status Date: 28-May-2018

Planner reviewing the application.

File Number	Applicant Name	Date Received	Purpose
HO-DP-2018.3	ZIELINSKI, ROBERT	12-Jul-2018	PID: 004-680-707 Demolition and addition to workshop. Civic address: 10795 Central Road, Hornby Island, BC

Planner: Madeleine Koch

Planning Status

Status Date:

**Development Variance Permit**

File Number	Applicant Name	Date Received	Purpose
HO-DVP-2017.3	Hoerbuerger Land Surveying	09-Jun-2017	PID: 027-126-323, 009-651-268, 009-651-110 Civic address: 4555 and 4755 Fowler Road, Hornby Island Consolidation of 3 lots into 2 larger lots to support agricultural operation.

Planner: Madeleine Koch**Planning Status****Status Date:** 31-Jan-2018

Waiting on applicants to advise on how they would like to proceed (proposal may change)

Status Date: 06-Nov-2017

Site visit conducted Nov. 6 2017

File Number	Applicant Name	Date Received	Purpose
HO-DVP-2018.1	MATTHEW R FREDBECK	26-Mar-2018	PID: 005-574-285. Owner plans to lower floor for handicap access and change roof line to accommodate solar panels. Civic address: 10835 Central Road, Hornby Island.

Planner: Teresa Ritemann**Planning Status****Status Date:** 28-May-2018

Application to be considered at September LTC meeting so that applicants can attend.

Status Date: 10-Apr-2018

Planner reviewing application.

Rezoning

File Number	Applicant Name	Date Received	Purpose
HO-RZ-2018.1	DAVID P WISEMAN	10-Jan-2018	PID:028-737-245 Rezoning to allow for subdivision Civic address: 5020 Fowler Road, Hornby Island, BC

Planner: Madeleine Koch**Planning Status**

Applications

Status Date: 31-Jan-2018
Planner analyzing application file

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2018.11	ZIELINSKI, ROBERT	12-Jul-2018	PID: 004-680-707 Demolition and addition to workshop. Civic address: 10795 Central Road, Hornby Island, BC

Planner: Madeleine Koch

Planning Status

Status Date:

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2018.6	JAMES H MASON LEANNE C MASON	26-Mar-2018	PID: 003-027-325 5220 Kirk Road, Hornby Island Single family dwelling and accessory building

Planner: Jaime Dubyna

Planning Status

Status Date: 16-Apr-2018

Applicant will be forwarding finalized sewage disposal field site plans at a later date. Location of well will be selected following the siting of the sewage disposal field, in order to meet the requirements of Regulation 3.3(7) of the Land Use Bylaw - sewage disposal field setback of 30 m from any well.

Status Date: 13-Apr-2018
Planner reviewing application.

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2018.7	BULMER, Grant	04-May-2018	PID: 003-125-777 Building single family dwelling Civic address: 6570 Anderson Road, Hornby Island, BC

Planner: Jaime Dubyna

Planning Status

Status Date: 04-Jun-2018

**Applications**

Waiting on applicant to provide SFD building plans in order to establish principal use on property - Advised to include SFD and studio on same SUP application.

Status Date: 04-Jun-2018

Called applicant June 4, 2018 - still waiting for application ammendment

Subdivision

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2016.2	GROND, HELEN	09-Mar-2016	PID: 028-464-095 Lot 1, Section 12, Hornby Island PID: 018-755-801 Lot B, Section 12, Hornby Island Subdividing two lots into three

Planner: Sonja Zupanec

Planning Status

Status Date: 28-Mar-2018

Covenant registered under CA6702434

Status Date: 02-Jan-2018

Covenant being prepared for signature by LTC representatives and to be registered on title. PLA given. Final letter sent to MOTI

Status Date: 21-Jun-2017

Updated referral response completed and sent to MOTI; applicant requires a 10% frontage waiver by LTC and registration of restrictive covenant limiting subdivision of Lot 1. All other requirements of LUB met.

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2017.1	Hoerbuerger Land Surveying	16-Nov-2016	PIDs: 027-126-323; 009-651-110; 009-651-268. Road closure application. Subdivision to adjust lot lines to follow, via MoTI referral. Civic: 4555 and 4755 Fowler Road, Hornby Island, BC.

Planner: Madeleine Koch

Planning Status

Status Date: 31-Jan-2018

DVP application received. Subdivision file being held in abeyance.

Applications

Status Date: 25-May-2017

Monitor to see if the applicant will submit a DVP application. Will bring forward to June 22, 2017 and contact MOTI if we have not received anything by then.

Status Date: 11-May-2017

The lot line adjustment part of this subdivision application cannot proceed without an approved DVP to vary the section of the LUB that disallows split lot subdivisions. HO LTC resolved to not support closure of Fowler Road as the proposal is inconsistent with the Hornby OCP and public input does not support the proposal

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2017.2	BENJAMIN T LONES	28-Apr-2017	PID: 002-747-774 2 lot subdivision. Civic address: 4685 Central Road, Hornby Island.

Planner: Madeleine Koch

Planning Status

Status Date: 08-Jun-2017

Referral response sent to MOTI

Temporary and Industrial Use Permit

File Number	Applicant Name	Date Received	Purpose
HO-TUP-2018.1	Titcomb, Greg	20-Apr-2018	PID: 000-081-973 Seasonal juice production next to fruit stand. Civic address: 6060 Central Road, Hornby Island, BC

Planner: Jaime Dubyna

Planning Status

Status Date: 07-Jun-2018

Planner reviewing application.

Hornby Island Local Trust Committee

POLICIES AND STANDING RESOLUTIONS

No.	Meeting Date	Resolution No.	Issue	Policy
1.	January 27, 2017	HO-2017-011	Enforcement actions against three specific properties for unlawful dwellings	HO-2017-011 that the Hornby Island Local Trust Committee adopt the following Standing Resolution: 1. That whereas the Hornby Island Local Trust Committee intends to facilitate a community process to review residential density to address community housing needs, which may result in amendments to the Official Community Plan and Land Use Bylaw, it is resolved that related enforcement actions against properties identified as: a) Lot B, Section 15, Hornby Island, Plan 24652 (1655 Central Road); b) Lot B, Section 6, Hornby Island, Plan 30442 (7205 Central Road); and c) Lot 6, Section 10, Hornby Island, Plan 26332 (2475 St. Johns Point Road) shall be held in abeyance; 2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Hornby Island Land Use Bylaw No. 150 and the Hornby Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice; and 3. That unless the Hornby Island Local Trust Committee extends the effective period, this enforcement policy expires on October 31, 2018 or when the residential density review project is complete, whichever is the sooner.
2	April 27, 2018	HO-2018-023	Suspend bylaw enforcement for unlawful Vacation Home Rentals	HO-2018-023 It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following Standing Resolution: “That the Hornby Island Local Trust Committee suspend enforcement actions against unlawful Vacation Home Rentals until January 1, 2019 except where there are issues of health, safety or environmental impact”.

BRIEFING

To: Local Trust Committees/Bowen Island Municipality **For the Meeting of:** August 3, 2018

From: Trust Programs Committee **Date Prepared:** July 16, 2018

SUBJECT: Service Integration

PURPOSE: To request input from local trust committees/Bowen Island Municipality about any service integration concerns.

BACKGROUND: The Trust Programs Committee working group has been meeting to consider potential improvements to service delivery by the various government service providers, including the Islands Trust, to Salt Spring Island and the wider Trust area. This work was initiated in response to the incorporation process on Salt Spring Island in 2017, and specifically, to address a critique of the governance model on Salt Spring Island that is characterized by multiple agencies delivering community services in a non-coordinated manner. Trust Council (TC) has tasked the working group with: ***Identifying potential governance or operational changes that could be adopted in order to improve the delivery and integration of all the types of services that are delivered to the Islands Trust Area.***

TPC would like local trust committees and Bowen Island Municipality to create inventories of barriers experienced in engaging service providers and other agencies and to provide those responses to TPC via the Director of Trust Area Services. A suggested resolution for conveying any concerns is as follows:

That the XX Island LTC/BIM advises Trust Programs Committee that the LTC/BIM has experienced barriers to engaging service providers/other agencies when addressing the following topics:

- 1.
- 2.
- 3.

ATTACHMENT(S):

1. None.

FOLLOW-UP: TPC will consider responses received by August 20, 2018 meeting. At its August 20, 2018 meeting, TPC will discuss how to handle responses received after August 20.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: Brian Crumblehulme, TPC Chair
David Marlor, Director, Local Planning Services



DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: David Marlor, Director
Local Planning Services
SUBJECT: Housing Needs Assessment Report

RECOMMENDATION

1. That the Hornby Island Local Trust Committee receive the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018; and
2. That the Hornby Island Local Trust Committee request Staff to publish the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018 on the Islands Trust website.

REPORT SUMMARY

The purpose of this report is to provide a Housing Needs Report to the Hornby Island Local Trust Committee and to meet the requirements of the new legislation on Housing Needs Reports.

BACKGROUND

In the 2017/18 Fiscal Year budget, Trust Council approved \$40,000 to undertake Housing Needs Assessments for Denman, Gabriola, Gambier, Hornby, Lasqueti, and Thetis islands using similar methodology undertaken on a previous Salt Spring housing needs assessment. This work was undertaken by the Local Planning Committee and the final report was submitted to Trust Council in June 2018.

The Northern Region Housing Needs Assessment (HNA) looks at the population, current housing stock, and present and future housing needs of Gabriola, Hornby, Hornby, Thetis, Lasqueti and Gambier and Keats Islands. It is attached as Appendix 1. The report has a general finding that local trust areas in the Northern Region have a short supply of rental housing: “The key housing need for all of the islands was the need for safe, secure, year round affordable accessible appropriate rental accommodation.”

The report quantifies the number of affordable housing units identified as needed by the population projections estimated for each island. Note that in this context, a housing unit could refer to a secondary suite, single family dwelling, cottage, or other. It does not necessarily demand creating new lots or increases in density over that provided by existing zoning. Further analysis is required to understand how each island’s settlement pattern could accommodate the projected need within the current zoning and policy framework of the Official Community Plans.

The HNA provides statistical analysis of the demographic profile and housing stock on the islands. Qualitative research methods were used to supplement the quantitative data. Interviews with key stakeholders and community surveys offer additional information to assist with interpreting the census data. The limitations of the methodology should be noted. As is often the case with small populations, the census data on some islands is unreliable or has been suppressed by Statistics Canada. A key recommendation of the report is to conduct a separate census for the Islands Trust Area.

RESULTS:

The following themes can be generalized for the entire Northern region; the report provides data and statistical analysis for each island:

- Islands are characterized by an older demographic; there is a higher percentage of seniors living on the islands than regional and provincial averages.
- Islanders are lower income than their regional counterparts; the median incomes are much lower than those of BC and adjacent communities in the region.
- There is disparity between the cost of housing and people's income levels. Median housing costs are much greater than the median incomes overall.
- Renters are vulnerable: A high percentage of renters pay more than 30% of their gross annual income on shelter; many renters therefore do not have housing they can afford.¹
- Vacation homes: The islands have a high percentage of non-resident property owners – much of the housing is not occupied by “usual residents.”
- Unhealthy conditions – a proportion of the housing stock, especially rental units, are subject to mould, inadequate heat, and lack potable water and adequate septic services.
- Insecure tenure – many renters are subject to seasonal evictions as non-resident property owners may rent their homes out, but only to residents for part of the year.
- Lack of housing options – the islands are characterized by low density, rural settlement patterns - the dominant housing form is the single family dwelling. Most rental units on the islands are found in full houses, portions of houses, suites, and cottages. Many people also live in mobile home, travel trailers, and accessory buildings.

Islands Trust Community Housing Strategy

Improving the availability of affordable, accessible, and appropriate housing has been a strategic priority for Islands Trust Council over the 2014-2018 political term. Over the course of the term, this has been largely pursued through the work of Local Planning Committee:

1. June 2013, Local Planning Committee hosted a community housing forum with over 70 participants from across the region. The forum showcased examples of affordable/community housing throughout the Trust Area.
2. Completed a [baseline inventory](#) of housing policies and regulations for each LTA across the Trust Area
3. Completed the final report: [Community Housing in the Islands Trust Area](#) and advanced through Trust Council 15 recommendations for action.

¹ Canada Mortgage and Housing Corporation (CMHC) and BC Housing define affordable housing as that which does not cost more than 30% of a household's gross annual income.

4. Completed Housing Needs Assessment for the Northern and Southern regions. Islands Trust now has a complete data set identifying housing needs in each region.
5. Established the administrative capacity for the administration of housing agreements by Islands Trust:
 - A housing agreement guide for planners
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Trust council has directed staff to update the [Community Housing report](#) and consider creating a Trust wide community housing strategy designed to meet the needs identified in the Housing Needs Assessments. Such a strategy could include recommendations for Local Trust Committee land use planning processes, Trust Council advocacy, and communications to be pursued by Trust Council in the 2018-2022 political term.

Provincial Housing Needs Reports Legislation

In Spring 2018 the Provincial Government gave Royal Assent to Bill 18, 2018, amendments to the Local Government Act that requires that local governments, including local trust committees, adopt housing needs reports, update those reports every five years, and consider those reports when undertaking Official Community Plan text or mapping amendments that relate to housing.

Bill 18, 2018 comes into effect on adoption of regulation by the Lieutenant Governor-in-council, which is expected sometime in 2018.

The transitional section of the Bill 18, 2018 states that adoption of a housing needs housing needs report under Section 585.31(3)(a) of the legislation does not apply if a local government, on or after January 2, 2018 and before this section comes into force, receives, by resolution, an interim housing needs report, and publishes the interim housing needs report. Under the transitional section of Bill 18, 2018, this interim housing needs report is deemed to be the first housing needs report.

ALTERNATIVES

1. Not Receive or Publish the Housing Needs Assessment

Not received or publish the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018. In this case, the information will not be available to the public who may wish to engage in developing affordable housing on the island. The Local Trust Committee would have to undertake a housing needs report within three years of the enactment of Bill 18, 2018 (which is expected by regulation this year).

NEXT STEPS

Staff will publish the report to the Islands Trust website, and update staff reports to ensure that consideration of the Housing Needs Assessment is undertaken for Official Community Plan text and mapping amendments that affect housing.

Local Trust Committees can consider making housing a top priority and engaging a community process that considers how land use bylaws and official community plans can be amended to respond to the needs identified in the reports.

Submitted By:	David Marlor, Director of Local Planning Services	July 5, 2018
Concurrence:	[Managing Staff Name, Credentials Title]	Select Date.

ATTACHMENTS

Reorder/add/delete/modify attachments as needed:

1. "Housing Needs Assessment, Northern Region of Islands Trust" report prepared by Dillon Consulting dated June 21, 2018



DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: David Marlor, Director
Local Planning Services
SUBJECT: Housing Needs Assessment Report

RECOMMENDATION

1. That the Hornby Island Local Trust Committee receive the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018; and
2. That the Hornby Island Local Trust Committee request Staff to publish the “Housing Needs Assessment, Northern Region of Islands Trust” report prepared by Dillon Consulting dated June 21, 2018 on the Islands Trust website.

REPORT SUMMARY

The purpose of this report is to provide a Housing Needs Report to the Hornby Island Local Trust Committee and to meet the requirements of the new legislation on Housing Needs Reports.

BACKGROUND

In the 2017/18 Fiscal Year budget, Trust Council approved \$40,000 to undertake Housing Needs Assessments for Denman, Gabriola, Gambier, Hornby, Lasqueti, and Thetis islands using similar methodology undertaken on a previous Salt Spring housing needs assessment. This work was undertaken by the Local Planning Committee and the final report was submitted to Trust Council in June 2018.

The Northern Region Housing Needs Assessment (HNA) looks at the population, current housing stock, and present and future housing needs of Gabriola, Hornby, Hornby, Thetis, Lasqueti and Gambier and Keats Islands. It is attached as Appendix 1. The report has a general finding that local trust areas in the Northern Region have a short supply of rental housing: “The key housing need for all of the islands was the need for safe, secure, year round affordable accessible appropriate rental accommodation.”

The report quantifies the number of affordable housing units identified as needed by the population projections estimated for each island. Note that in this context, a housing unit could refer to a secondary suite, single family dwelling, cottage, or other. It does not necessarily demand creating new lots or increases in density over that provided by existing zoning. Further analysis is required to understand how each island’s settlement pattern could accommodate the projected need within the current zoning and policy framework of the Official Community Plans.

The HNA provides statistical analysis of the demographic profile and housing stock on the islands. Qualitative research methods were used to supplement the quantitative data. Interviews with key stakeholders and community surveys offer additional information to assist with interpreting the census data. The limitations of the methodology should be noted. As is often the case with small populations, the census data on some islands is unreliable or has been suppressed by Statistics Canada. A key recommendation of the report is to conduct a separate census for the Islands Trust Area.

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Submitted By:	David Marlor, Director of Local Planning Services	July 5, 2018
Concurrence:	[Managing Staff Name, Credentials Title]	Select Date.

ATTACHMENTS

Reorder/add/delete/modify attachments as needed:

1. "Housing Needs Assessment, Northern Region of Islands Trust" report prepared by Dillon Consulting dated June 21, 2018



HOUSING NEEDS ASSESSMENT

Northern Region
of Islands Trust
Final

June 21 2018



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Executive Summary

This Housing Needs Assessment was commissioned by the Islands Trust to better understand the current housing issues, and to provide support for organizations and not-for-profit groups who may wish to pursue the development of affordable housing.

While each island is unique, they share many of the same housing and population characteristics.

Denman Island

Based on the population projections, there could be a need for potentially 165 new residential units in the next 25 years. Based on the fact that 48% of the residents are in Housing Core Needs category, Denman will require up to 80 affordable housing units. This translates into three to four units per year. There are two non-profit community groups on Denman Island working on creating multi-unit affordable housing projects for seniors and working people. Employees are in critical need for affordable secure rental accommodations. One of the indicators is that Encom has provided a parcel of land on their maintenance yard for ferry workers to move recreational vehicles on-site for semi-permanent accommodation.

Gabriola Island

Should the population of Gabriola grow in relation to the region to 5,295 by 2041, it will require an increase in residential units of 686 units or 28 units per year, and with 42.6% of these units needing to be “affordable”. Gabriola would require 12 affordable housing units per year for each of the 25 years.

Supporting this data is the fact that there are over 130 vulnerable people who access the food bank and utilize the social services provided through People for a Healthy Community. In survey identified many illegal and inappropriate housing units on Gabriola, including garden sheds, mobile homes, recreational vehicles, and summer cottages that have no heat, are improperly insulated, and have no running water or potable water.

Gambier and Keats Islands

The available population information for Gambier and Keats Islands is statistically insignificant; the full-time population is scattered among small communities not connected to each other by roads.



Hornby Island

Based on the population projections, there could be a need for potentially 158 residential units in the next 25 years. Based on the 2016 Census, 41% of the total population falls within the no, low and low-moderate income levels. The 2008 Housing Needs on Hornby and Denman Island identified a total housing need of 97 units for renters and seniors. Based on the population growth projected for 158 units and 41% need for affordable rental, Hornby now requires between 65 and 97 affordable housing units. This would require between three and four affordable rental housing units to be constructed each year. The Hornby Island Elder Housing Society currently has 24 people on the waiting list for a senior's residence.

Lasqueti Island

Because the population is so small, the census data is not reliable. Therefore, this study depended on anecdotal and qualitative evidence. It appears that there is a need for more affordable housing. With currently one affordable unit constructed, the community would like to develop more affordable housing. The estimate of affordable housing units required is between four and six for seniors. The other area of housing in demand is larger lots for family and small farm operations. There are limited parcels of land (and limited agricultural land) on the island. Some form of cooperative housing would facilitate young families to live and work on Lasqueti Island. Through the private ferry firm, employee housing is provided for ferry workers in a purchased house at the ferry terminal. Anecdotal information at the stakeholder meeting identified a minimum of 10 people that were currently living in inappropriate accommodations but could not find anything else.

Thetis Island

The population projections for Thetis range from 420 to 477 in the next 25 years. This could translate into the need for 15 new affordable housing units over the next 25 years. During the stakeholder meetings, the Ferry Captain indicated that there is a shortage of accommodation for ferry workers. As with Lasqueti Island, the population is so small that some of the Census data is unreliable; however, anecdotally, there is a need for affordable housing on Thetis.

All islands face, in addition to the adequacy criteria, the issue of houses in poor repair, improper insulation and heating systems, lack of potable water, and issues of mould. Many homes on the islands were originally constructed as summer cottages and may not have been upgraded sufficiently for year round living. Rental vacancies are absorbed immediately.



Additionally, this report accepts that home ownership is not feasible for everyone even if the house itself seems to be affordable. The new mortgage regulations require a down payment of between 5 and 25% with a risk assessment of the interest rate to ensure the buyer can afford an interest rate 2% higher than their approved rate. Service industry employees working minimum wage or even more would find it very difficult to save the down payment while renting. Furthermore, some people do not aspire to home ownership due to maintenance and ongoing cost issues.

The key housing need for all of the islands was the need for safe, secure, year round affordable accessible appropriate rental accommodation. This is critical for all of the communities.

While this housing needs assessment was not specifically identified as an affordable housing needs assessment, it is clear that affordable, appropriate, accessible housing is required on each island in varying numbers. The provision of affordable housing can be accomplished by a number of actions:

- Local not-for-profit organizations can acquire land through donation and apply for funding to construct affordable housing;
- The Local Trust Committee can strengthen their affordable housing policies and direction in the Official Community Plan (OCP) to support various forms of affordable housing;
- Zoning Bylaws could contain more flexibility for affordable housing; and
- The Local Trust Committee could consider entering into Housing Agreements with individual owners of housing and not-for-profit organizations to ensure affordable housing stays affordable in the long-term.



1.0 Introduction

Housing is a basic need. With the rising costs of living, affordable housing is becoming a significant issue in virtually every community. The Islands Trust has acknowledged that there are housing needs on the northern Gulf Islands and through a Request for Proposals, have selected a consultant to complete this study to quantify the housing needs for each of the northern islands.

Several Local Trustees have identified the lack of affordable rental housing as a concern on their islands. Several islands have housing groups that are trying to fill the housing gaps. Recent changes in mortgage qualification have put home ownership out of reach for many people.

This Housing Needs Assessment was not specifically identified as an affordable housing study, but it became evident very quickly that the issue is not home purchase, but affordable, secure, year round rental accommodation for all demographics and household types.

This study looks at Gabriola, Hornby, Denman, Thetis, Lasqueti and Gambier and Keats Islands in terms of their population, current housing stock, and present and future housing needs.

One of the directions provided by the Islands Trust to the consultants was that this report should mirror the analysis provided in the 2015 Salt Spring Island housing needs analysis, to allow the Islands Trust and housing providers to compare between islands. The Salt Spring Island Affordable Housing Needs Assessment (December 2015) had two purposes:

- To update affordable housing needs data; and
- To be a resource for community and stakeholder engagement.

The scope of work for the Housing Needs Assessment for the Islands Trust Northern Region was to:

- Complete a housing needs assessment for the Northern Region of the Islands Trust;
- Establish baseline information to enable long-term planning needs;
- Provide documentation to support applications for funding; and
- Provide data to guide planning and Bylaw development.

The 2016 Community Housing in the Trust Area Report provided seven recommendations:

1. That Trust Council review the Islands Trust Policy Statement to ensure that it:
 - a. Includes clear and well-thought out definition of affordability;
 - b. Includes clearly articulated vision, goal and objectives for affordable housing;



- c. Gives affordable housing a greater profile for its role in sustainable communities; and
 - d. Includes a reference to affordable housing in its policy direction to Local Trust Committees and municipalities.
2. That Trust Council consider a coordination role for housing needs assessments between the various local Trust Areas to achieve efficiencies, compatibility and allow for consolidation;
 3. That Trust Council establish a budget for housing needs assessments to be conducted at the regional level and to be updated with each census;
 4. That Trust Council request the Local Planning Committee to commission one or more regional housing needs assessment(s) that follow consistent methodologies and can be updated with each census;
 5. That Trust Council allocate a budget to have in-house staff design and implement a program to hold and administer housing agreements on behalf of Local Trust Committees;
 6. That Trust Council explore the potential for expanding their advocacy role to senior levels of government for increased funding for affordable housing; and
 7. That Trust Council direct staff to explore and report back on the potential for the creation of an affordable housing Land Trust.

The recommendations provided in **Section 10** provide some direction for future housing needs assessments strategies.

1.1 Defining Affordability

In Canada, the majority of the housing stock is provided by the private sector. However, not all members of society have the financial means to participate in the private housing market, nor is the marketplace necessarily able to meet distinct housing needs of some groups; such as, persons with disabilities. In instances when households whose needs cannot be met by the marketplace, local governments, community organizations, non-profit and cooperative groups, and the private sector work together to provide affordable housing solutions.

Generally, affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income. The definition of affordable housing varies; however, Canada Mortgage and Housing Corporation (CMHC) and British Columbia define affordable housing as housing that does not cost more than 30% of a household's annual income, which includes utilities. But this considers only the cost of the housing. Other factors involved in the provision of housing for low and middle income families are physical accessibility and appropriateness. Statistics Canada, in collaboration with the CMHC, has produced the [core housing need](#) indicator for the 2016



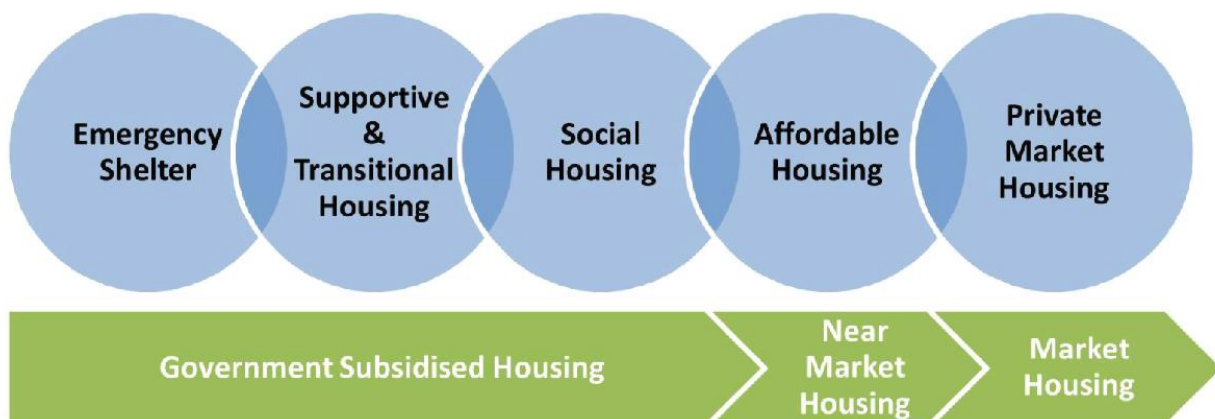
Census. This defined as household in core housing need as one who's dwelling is considered unsuitable, inadequate or unaffordable, and whose income levels are such that they could not afford alternative suitable and adequate housing in their community.

For the purpose of this Housing Needs Assessment, we have used the traditional definition for affordable, but considered the elements of accessibility and appropriateness.

Accessibility is a challenge for the islands where there are steep slopes and driveways, gravel roads and driveways, no sidewalks, no street lights, and often raised bungalows. This causes issues for people who may be infirm or have physical handicaps.

Appropriateness incorporates the type of housing for the residents. A family of five may require three bedrooms. This would also consider the accommodation and the elements of heating system, full kitchen, potable water, sanitary sewer system, and lack of mould and mildew.

The Housing Continuum is a progression of housing from homelessness and emergency shelters to full private market housing.



Affordable housing is provided through not-for-profit organizations, government subsidies and landlords who rent for below market rates. This Housing Needs Assessment provides an indication of what the need for affordable housing is on the Northern Region Islands, but does not provide an action plan to implement the delivery of the housing needed. The biggest concerns of the residents and Trustees are the increased density that generally comes with affordable housing and the means to ensure that the housing remains affordable. To ensure affordable housing stays affordable, the Local Trust Committees could work with the proponents and develop a housing agreement, and could provide more proactive



policies in the Official Community Plan (OCP) to support affordable housing, increased density, appropriate zoning districts, and direction for “partnerships” with the not-for-profit organizations.

1.2 Approach and Assumptions

This assessment has used a combination of primary data (surveys), secondary data (census and past reports) and stakeholder interviews. It is felt that the combination has provided a balanced view of each island and their housing needs.

Census data was gathered at the Designated Place (DPL) geographic level for Denman, Gambier and Keats, Hornby, Lasqueti, and Thetis Islands- a broader census subdivision (CSD) level would have captured too large an area for each of these islands. Gabriola Island census data was gathered at the CSD geographic level, as the area was appropriate for the island, and a greater amount of information was available at this level.

There are some limitations to the study:

- Data limitations: due to the small population of some of the islands being assessed, Statistics Canada data was too unreliable to be published or was suppressed due to small numbers;
- Lack of comprehensive: rental market data at an appropriate geographic level for this study; and
- Lack of homelessness: counts and individual island census.
- There is some concern that the census does not capture many of the vulnerable or “cash only” residents and that there is a “ghost” population on each island. These are the people that live on the island, may work jobs for cash, may not complete an income tax application and may reside in illegal residences.

For the purpose of this report, some assumptions have been made:

- The population projections for the islands have been calculated using two methods: the first is a linear projection based on historical population; and the second is a calculation based on a consistent proportion of the BC Stats’ Population Extrapolation for Organizational Planning with Less Error (P.E.O.P.L.E.) Sub-provincial population projections for the local health area of each island.
- The census data may not account for people living in informal housing situations that may have been missed during the census count.
- Bylaw enforcement has a list of open files for illegal suites. Because Bylaw enforcement is conducted on a complaint basis only, while not corroborated by any available data, we have assumed that this reflects 10 to 20% of the actual number of illegal suites.



- The 2016 Federal Census data is available but is not always broken down for the small islands, making it difficult to get the same data for each island.
- Self-reported home value is assumed to be related to the market assessment provided for the purposes of property taxes.

1.2.1 Rounding

Note that, throughout this report, there may be slight variations in totals between tables, as Statistics Canada rounds to a base of 5 for many counts, potentially resulting in variations between totals, depending on the variable.

1.2.2 Residential Units

Throughout this report the reference is made to residential units. A residential unit is defined as a habitable dwelling, which can take the form of: a single detached house, secondary unit, carriage house, apartment unit, or cottage. This does not refer to lots or parcels of land. When the study identifies future need for residential units, often these units can and will be accommodated on existing undeveloped lots that currently exist on every island. This does not automatically require subdivision or rezoning unless the development proposed is to include a multi family housing project.

1.3 Methodology

The Islands Trust Northern Region Housing Needs Assessment follows, where possible, the same methodology used in the Salt Spring Island Housing Needs Assessment (JG Consulting Services Ltd, 2015). This will allow for compatible baseline data across Islands Trust areas. As described in **Section 1.2** above, there were some limitations in the availability of census and other quantitative data for those islands with small populations. This made direct comparison with Salt Spring Island, which has a larger population, difficult. Quantitative data, primarily from the Statistics Canada census and national household survey was supplemented by qualitative interview and focus group data, as well as a community survey.

The methods used in the creation of this report are as follows:

1. **Background review** of existing reports and studies, and demographic analysis for each island using 2016 census data.
2. **Stakeholder consultations** with each island, including people involved in not-for-profit housing organizations, developers, and community groups. The primary concerns and issues from each meeting are summarized in the individual island sections of this report.



3. **Online Survey** was prepared and posted on the Islands Trust website. This was open to the larger community and was used to gather broader community perspectives and anecdotal information.
4. **Data analysis and reporting** based on information gathered through stages 1 and 2, in addition to supplementary data from other sources as available, including Multiple Listing Source (MLS) listings and BC Stats. This analysis describes the 'ideal' housing supply based on current demographics in the Islands Trust Northern Region, the current supply, and identifies gaps in this supply to assist the Island Trust and housing system stakeholders to begin to address needs.

1.3.1 Community Survey

The community survey was used to supplement stakeholder meetings and gain a broader community perspective. The survey was distributed online and paper copies of the survey were also distributed at various locations throughout the Islands. A sample survey with questions used can be found in **Appendix B. Table 1** below provides response rates and totals for each island.

Table 1: Community Survey Responses

Island	Number of Responses	% Island Population Responses
Denman Island	102	8.7%
Gabriola Island	404	10.0%
Gambier and Keats Islands	38	15.4%
Hornby Island	37	3.6%
Lasqueti Island	64	16.0%
Thetis Island	81	20.8%
Other	16	n/a
Total	742	10.2%

The response to the survey was significant (with the exception of Hornby Island which only had a 3.6% return). This is calculated as a percentage of the total population. The response rate is higher if we compare it to the adult population only.

1.4 Report Outline

This report looks at each island individually, and then provides a summary and recommendations. The Housing Needs Assessment for each island starts with the 2016 Federal Census data. This is the most current census data available. For some of the data, it is not broken down in the same level of detail for Gambier and Keats, and Lasqueti. In addition, there is little local data to support the census such as a local census or a homelessness count.



The next source of data was the online survey completed by over 750 residents of the Northern Region. Other sources included information provided by stakeholders at island meetings, research local groups have undertaken (such as the employee survey conducted by the Gabriola Chamber of Commerce) and information from groups making applications for funding. This provides an analysis of the housing needs with the key factors being demographics (including household characteristics) and income. Growth projections were prepared for each island, and a summary and recommendations have been provided.



2.0 Population Projections

This section provides the population projections for each island. The projections have been calculated in two ways to provide a range of population for each island.

The first method is a straight line projection based on population figures from the 2006, 2011 and 2016 censuses. This calculates an average of the population of each island over the three federal census years and projects the growth based on the last 10 years. This projection is based on historical population.

The second method for population projections is based on BC Stats' P.E.O.P.L.E. resource (BC Stats 2017). BC Stats does not publish population projections at the individual island levels so the rate of population increase was developed using the local health area (LHA; **Table 2.1**). The second method uses a projection based on the percentage of the health region within which the island is located. This provides a projection based on [potential](#) demand. BC Stats' P.E.O.P.L.E. also provides projections for households and tables for each Island were created using the same methodology outlined above.

Table 2.1: Islands Trust Northern Region Local Health Areas

Island	Local Health Area
Denman Island	Courtenay Local Health Area
Gabriola Island	Nanaimo Local Health Area
Gambier and Keats Islands	Sunshine Coast Local Health Area
Hornby Island	Courtenay Local Health Area
Lasqueti Island	Qualicum Local Health Area
Thetis Island	Ladysmith Local Health Area

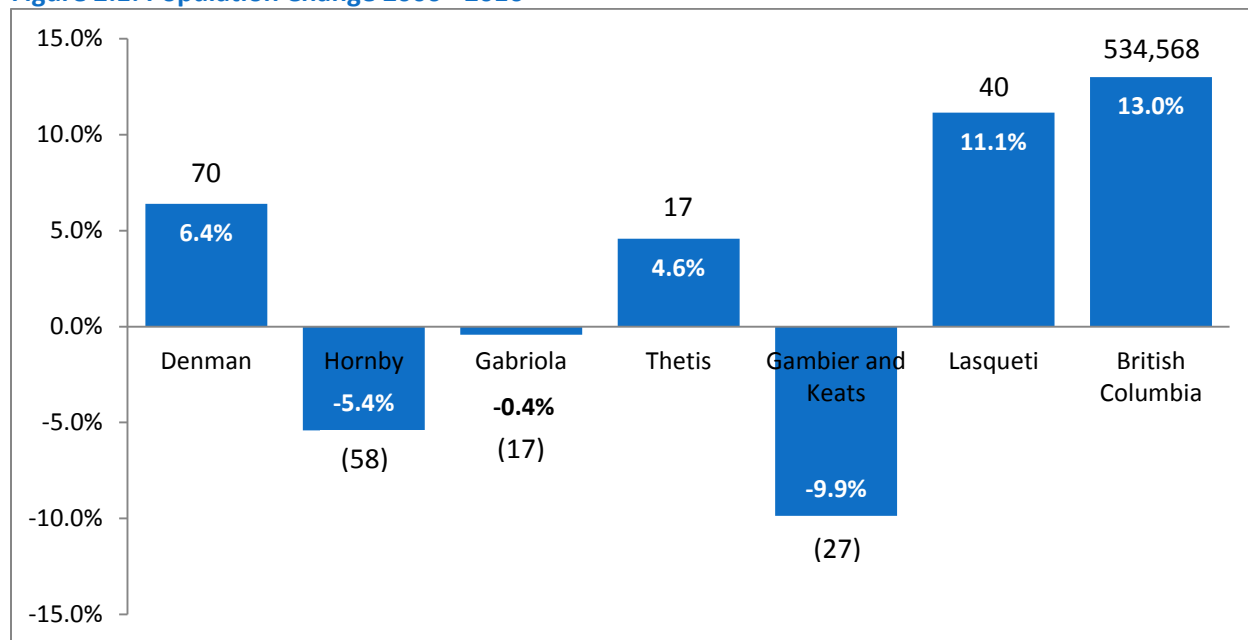
As projections, these numbers may not represent the actual change in population on the island, due to unforeseen economic circumstances, land use planning policies, and other government policies and regulation. Regardless, the projections provide an indication of regional population pressures on the 25 year horizon. It is noted that based on the limited growth options on each island due to, lack of piped water and sanitary sewer systems, and environmental limitations, the higher growth projections are unlikely to be achieved. However, it provides a high projection that could be achieved if other obstacles were met.

Figure 2.1 illustrates the percentage population change for each island for comparison. More detail on population projections for each island can be found in the following subsections.



It is also noted that outside or off-island market forces influence population changes. For example, if the American dollar is strong compared to the Canadian dollar, the islands may see significant American purchases. Also, the cost of housing in the lower mainland has driven many young families to seek other more affordable locations to live and work. Another market force is homeowners in the lower mainland selling their homes and purchasing less expensive homes on Vancouver Island or the Gulf Islands. These forces are beyond the control of the individual island and the Islands Trust.

Figure 2.1: Population Change 2006 - 2016



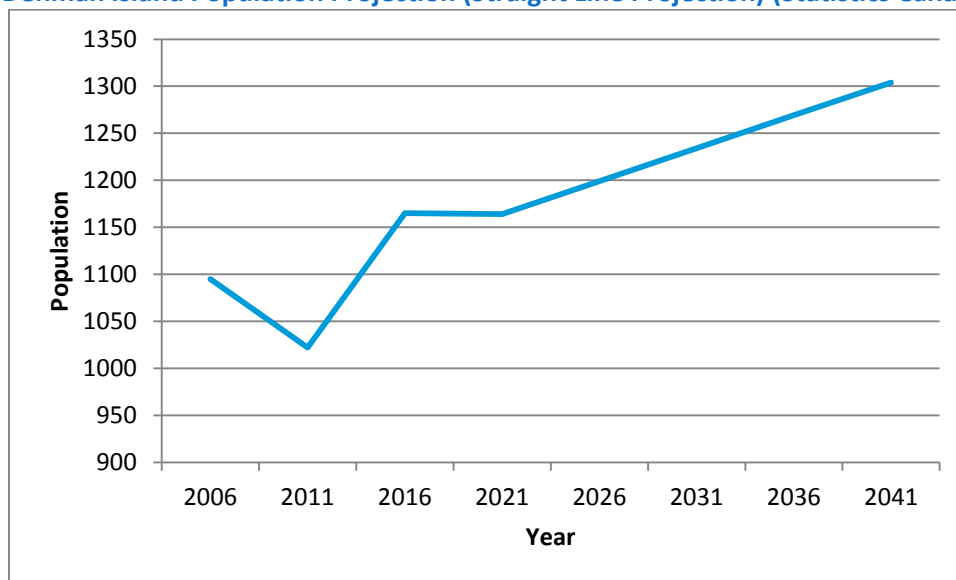
The following sections project the population for each island. There are many ways to calculate population projections. As noted above and to be consistent we have used two methods: historical Straight Line and the BC Stats' P.E.O.P.L.E. projections. These projections will vary; thereby, providing a range of growth potential for each island. The Straight Line projection uses historical data with no assumptions, but projects the historic trend of population. The P.E.O.P.L.E projection makes assumptions based on the larger health region growth and development that may not reflect the unique circumstances of the Gulf Islands in the Northern Region of the Islands Trust.

2.1 Denman Island Population Projections

Based on the straight line historical projection, Denman Island's population could grow to 1,300 people in the 25 year time frame.



Figure 2.2: Denman Island Population Projection (Straight Line Projection) (Statistics Canada 2017a)



Denman Island's 2016 population of 1,170 individuals was 1.8% of the Courtenay LHA population of 64,847. For the purposes of this projection, it is assumed that the Denman Island's portion of the total Courtenay LHA will remain constant throughout the projection period.

Table 2.2: Denman Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	1,170				
2021	1,239	69	5.9%	69	5.9%
2026	1,309	70	5.6%	139	11.5%
2031	1,376	67	5.1%	206	16.7%
2036	1,426	50	3.7%	256	20.3%
2041	1,496	69	4.9%	326	25.2%

Based on the P.E.O.P.L.E. projection, over the next 25 years, Denman Island's population could grow by 326 people (a cumulative 25.2% increase). At the island's current average household size of 2.0 (based on the Statistics Canada stats), this would require approximately 163 new housing units over the next 25 years.

In 2016, Denman Island's 590 households represented 2.0% of households in the Courtenay LHA. This household projection finds that there could be an additional 150 households over the next 25 years on Denman Island.



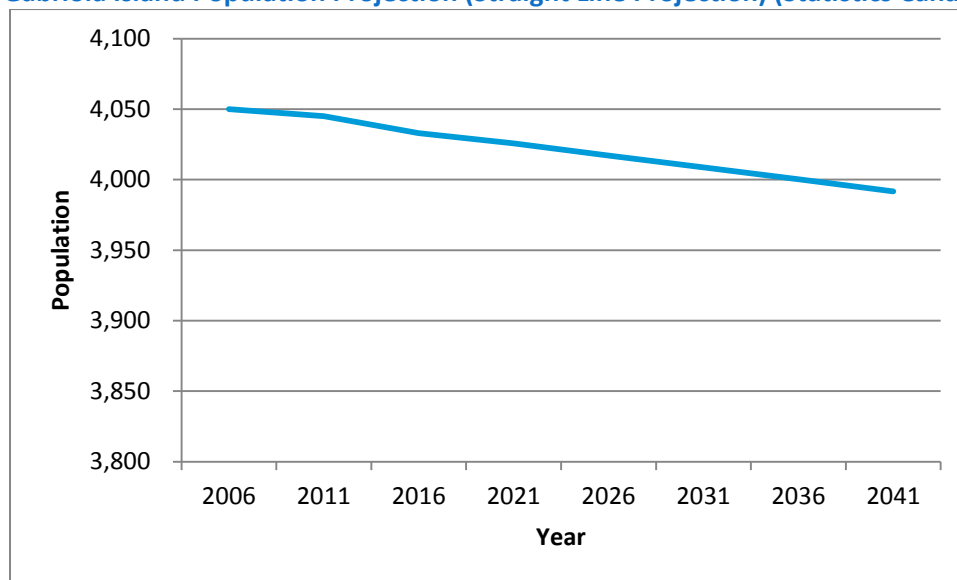
Table 2.3: Denman Island Household Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	590				
2021	625	35	5.9%	35	5.9%
2026	654	29	4.7%	64	10.6%
2031	682	28	4.3%	92	14.8%
2036	711	29	4.2%	121	19.1%
2041	740	30	4.2%	150	23.2%

2.2 Gabriola Island Population Projections

Based on the straight line historical population, Gabriola's population could decrease from 4,050 in 2016 to approximately 3,990 in 2041 or an increase to 5,312 in 25 years based on the P.E.O.P.L.E. projection.

Figure 2.3: Gabriola Island Population Projection (Straight Line Projection) (Statistics Canada 2017b)



Gabriola Island's 2016 population of 4,033 individuals was 3.6% of the Nanaimo LHA population of 111,462. For the purposes of this projection, it is assumed that Gabriola's portion of the total Nanaimo LHA will remain constant throughout the projection period.



Table 2.4: Gabriola Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	4,033				
2021	4,304	271	6.7%	271	6.7%
2026	4,574	270	6.3%	541	13.0%
2031	4,831	257	5.6%	798	18.6%
2036	5,023	192	4.0%	990	22.6%
2041	5,295	272	5.4%	1,262	28.0%

Based on this method, over the next 25 years, Gabriola Island's population could grow by 1,262 people (a cumulative 28% increase). At the island's current average household size of 1.9 (Statistics Canada 2017b), this would require approximately 664 new housing units over the next 25 years.

In 2016, Gabriola Island's 2,140 households represented 4.4% of households in the Nanaimo LHA. This household projection finds that there could be an additional 735 households over the next 25 years on Gabriola Island.

Table 2.5: Gabriola Island Household Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	2,140				
2021	2,282	142	6.6%	142	6.6%
2026	2,422	140	6.1%	282	12.8%
2031	2,572	150	6.2%	432	19.0%
2036	2,726	154	6.0%	586	25.0%
2041	2,875	149	5.5%	735	30.4%

2.3 Gambier and Keats Islands Population Projections

Gambier and Keats Islands' 2016 population of 247 was 0.8% of the Sunshine Coast LHA population of 29,243. For the purposes of this projection, it is assumed that the Gambier and Keats Islands' portion of the total Sunshine Coast LHA will remain constant throughout the projection period. It should be noted that projections for Gambier and Keats, and any dissemination of Federal Census information is not possible. Due to the small size, Statistics Canada will not provide detailed information due to privacy issues.



Figure 2.4: Gambier and Keats Islands Population Projection (Straight Line Projection) (Statistics Canada 2017c)

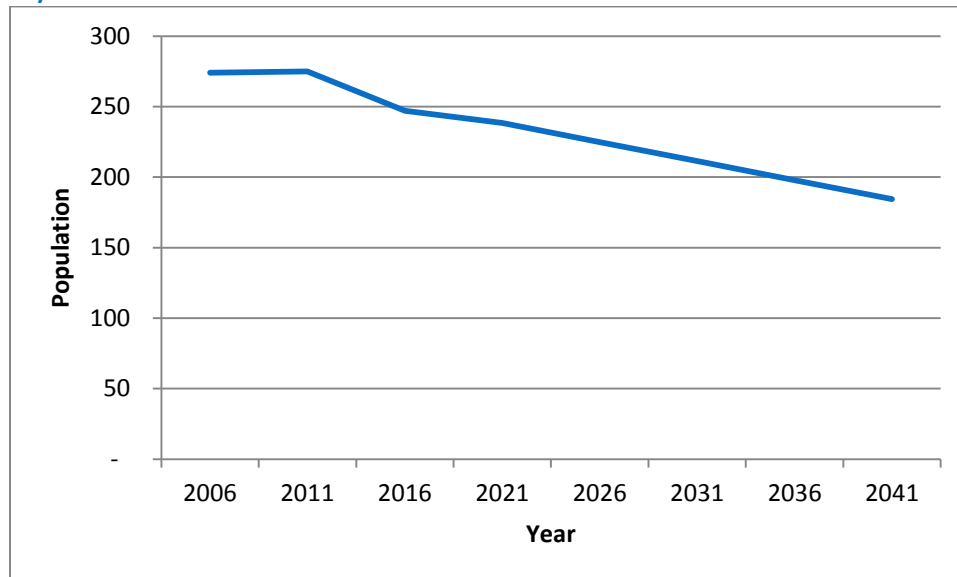


Table 2.6: Gambier and Keats Islands Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	247				
2021	262	15	6.0%	15	6.0%
2026	276	14	5.5%	29	11.5%
2031	290	14	5.0%	43	16.5%
2036	301	11	3.6%	54	20.2%
2041	315	14	4.7%	68	24.9%

Over the next 25 years, Gambier and Keats Island's population could grow by 68 people (a cumulative 24.9% increase). At the Gambier and Keats Island's current average household size of 1.7, this would require approximately 40 new housing units over the next 25 years.

In 2016, Gambier and Keats Island's 145 households represented 1.1% of households in the Sunshine Coast LHA. This household projection finds that there could be an additional 27 households over the next 25 years on Gambier and Keats Islands.



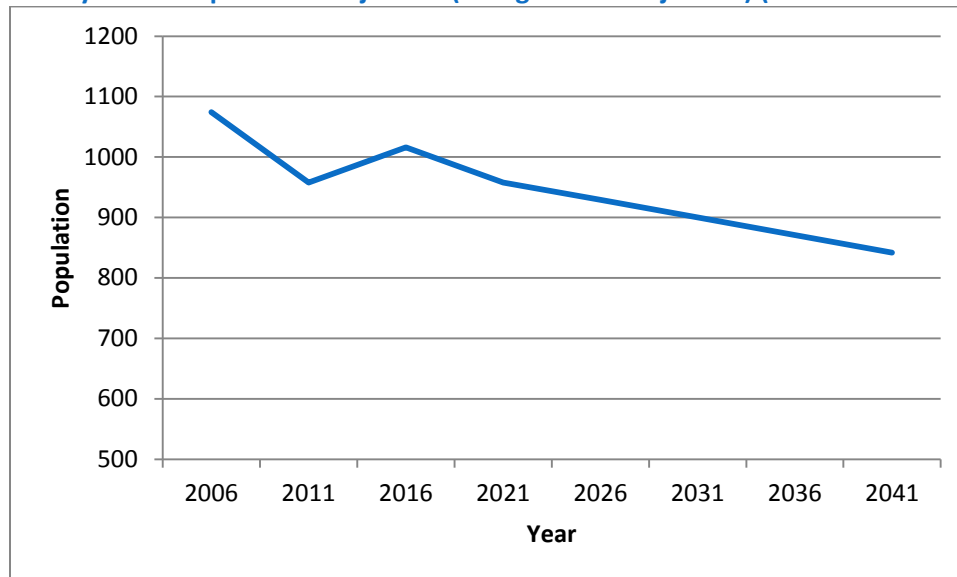
Table 2.7: Gambier and Keats Islands Household Projection (BC Stats 2017)

Year	Population	Increase	% increase	Cumulative # Increase	Cumulative % Increase
2016	145				
2021	154	9	6.5%	9	6.5%
2026	160	5	3.5%	15	10.0%
2031	164	4	2.5%	19	12.6%
2036	168	4	2.5%	23	15.1%
2041	172	4	2.6%	27	17.6%

Therefore the population range for Gambier and Keats is 190 to 315 people.

2.4 Hornby Island Population Projections

The historical straight line projection for Hornby Island demonstrates a population reduction over the next 25 years from 1,016 to 850.

Figure 2.5: Hornby Island Population Projection (Straight Line Projection) (Statistics Canada 2017d)


Hornby Island's 2016 population of 1,016 was 1.6% of the Courtenay LHA population of 64,847. For the purposes of this projection, it is assumed that the Hornby Island's proportion of the total Courtenay LHA will remain constant throughout the projection period.

Table 2.8: Hornby Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	1,016				
2021	1,076	60	5.9%	60	5.9%
2026	1,136	60	5.6%	120	11.5%
2031	1,195	58	5.1%	179	16.7%
2036	1,238	44	3.7%	222	20.3%
2041	1,299	60	4.9%	283	25.2%

Over the next 25 years, Hornby Island's population could grow by 283 people (a cumulative 25.2% increase). At Hornby Island's current average household size of 1.8, this would require approximately 157 new housing units over the next 25 years. Therefore the population projection range for Hornby Island is between 850 and 1,300 people in the 25 year time frame.

In 2016, Hornby Island's 560 households represented 1.9% of households in the Courtenay LHA. This household projection finds that there could be an additional 143 households over the next 25 years on Hornby Island. This is a significant potential increase, and as with other projections for the islands, will be based on legislation, servicing, water availability and demand.

Table 2.9: Hornby Island Household Projection (BC Stats 2017)

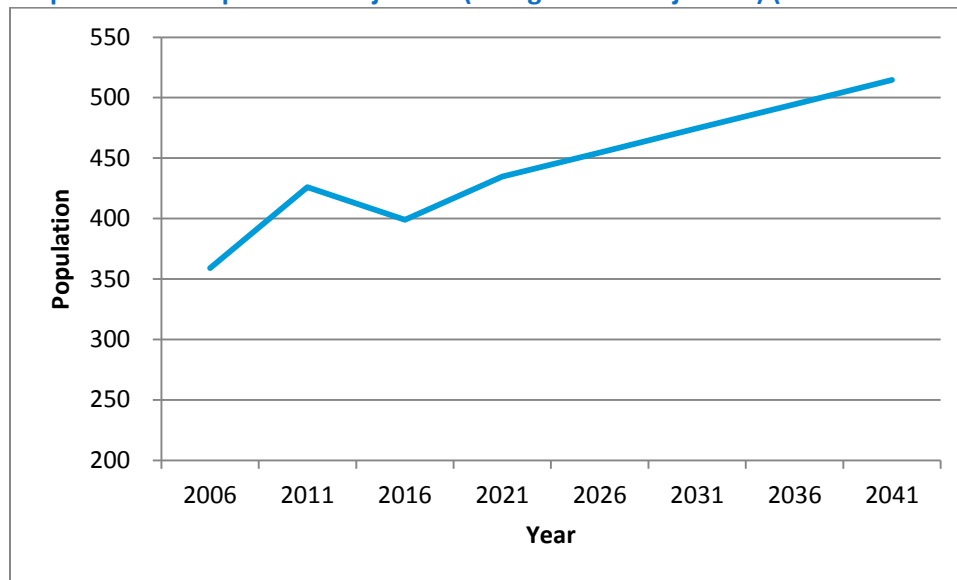
Year	Population	Increase	% increase	Cumulative # Increase	Cumulative % Increase
2016	560				
2021	593	33	5.9%	33	5.9%
2026	621	28	4.7%	61	10.6%
2031	647	27	4.3%	87	14.8%
2036	675	27	4.2%	115	19.1%
2041	703	28	4.2%	143	23.2%

2.5 Lasqueti Island Population Projections

Lasqueti stands to support the largest population growth based on the straight line historical population projection. The projection sees a population increase from 399 to approximately 515 people.



Figure 2.6: Lasqueti Island Population Projection (Straight Line Projection) (Statistics Canada 2017e)



Lasqueti Island's 2016 population of 399 was 0.9% of the Qualicum LHA population of 46,513. For the purposes of this projection, it is assumed that the Lasqueti Island's portion of the total Qualicum LHA will remain constant throughout the projection period.

Table 2.10: Lasqueti Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	399				
2021	421	22	5.6%	22	5.6%
2026	442	20	4.8%	43	10.4%
2031	459	17	4.0%	60	14.3%
2036	471	12	2.6%	72	16.9%
2041	486	15	3.1%	87	20.0%

Based on the PEOPLE projection, over the next 25 years, Lasqueti Island's population could grow by 87 people (a cumulative 20.0% increase). At Lasqueti Island's current average household size of 1.7, this would require approximately 51.8 new housing units over the next 25 years.

In 2016, Lasqueti Island's 240 households represented 1.1% of households in the Qualicum LHA. This household projection finds that there could be an additional 46 households over the next 25 years on Lasqueti Island.

These various projection models provide a range of growth from 445 to 515 for Lasqueti Island.

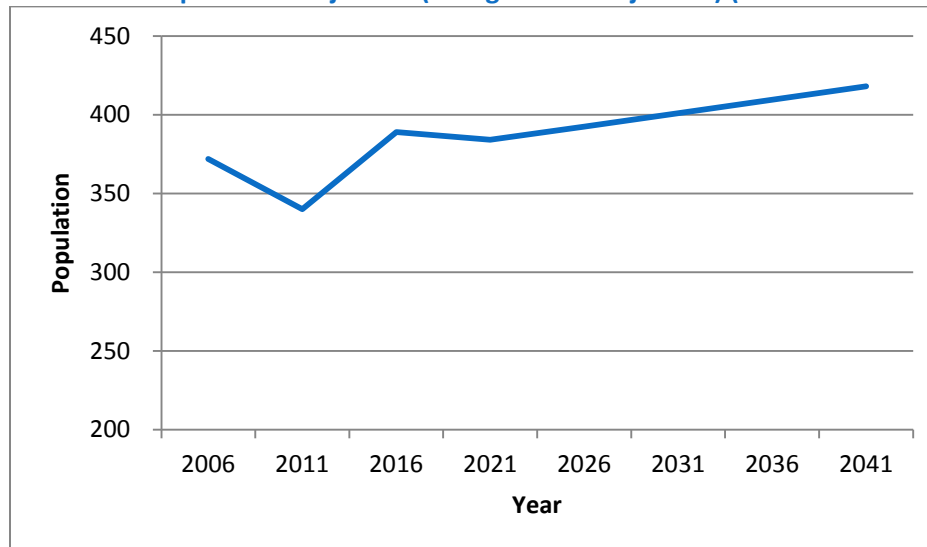
Table 2.11: Lasqueti Island Household Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	240				
2021	253	13	5.3%	13	5.3%
2026	261	9	3.4%	21	8.8%
2031	270	8	3.2%	30	11.9%
2036	278	8	3.2%	38	15.1%
2041	286	8	2.9%	46	17.9%

2.6 Thetis Island Population Projections

The straight line historical population projection indicates a potential growth from 389 to approximately 420.

Figure 2.7: Thetis Island Population Projection (Straight Line Projection) (Statistics Canada 2017f)



Thetis Island's 2016 population of 389 was 2.1% of the Ladysmith LHA population of 18,618. For the purposes of this projection, it is assumed that the Thetis Island portion of the total Ladysmith LHA will remain constant throughout the projection period.



Table 2.12: Thetis Island Population Projection (BC Stats 2017)

Year	Population	Increase	% Increase	Cumulative # Increase	Cumulative % Increase
2016	389				
2021	411	22	5.7%	22	5.7%
2026	431	20	4.9%	42	10.6%
2031	449	18	4.1%	60	14.8%
2036	462	12	2.8%	73	17.5%
2041	477	15	3.3%	88	20.8%

Over the next 25 years, Thetis Island's population could grow by 88 people (a cumulative 20.8% increase). At the Thetis Island's current average household size of 2.0, this would require approximately 44 new housing units over the next 25 years.

In 2016, Thetis Island's 180 households represented 2.2% of households in the Ladysmith LHA. This household projection finds that there could be an additional 48 households over the next 25 years on Thetis Island.

Therefore the population projection range for Thetis Island is between 420 and 477 people.

Table 2.13: Thetis Island Household Projection (BC Stats 2017)

Year	Population	Increase	% increase	Cumulative # Increase	Cumulative % Increase
2016	180				
2021	192	12	6.4%	12	6.4%
2026	201	10	5.1%	21	11.5%
2031	211	9	4.7%	31	16.2%
2036	220	9	4.3%	40	20.6%
2041	228	8	3.5%	48	24.0%



3.0 Denman Island Housing Needs

Denman Island has a current full-time population of 1,170. It is a single ferry ride from Vancouver Island (Buckley Bay) that runs virtually hourly from 7:00 am to 9:30 pm daily. There are few businesses on island with BC Ferries and the Denman Island Grocery Store being the larger employers. Denman Island has experienced a growth rate of just over one percent per year since 2006. This may reflect new buyers or previously seasonal residents retiring and moving to the island full-time.

Some of the indicator demographics for housing needs include the fact that almost 20% of the population are seniors in the low income brackets and 13% of the population are single parent families. Additionally, over 66% of the renters are paying more than 30% of their gross income on shelter, meeting the definition of unaffordable. If 12.9% of households are currently identified in the Core Housing Needs category, the average household size is 1.9 people and there are a total of 590 households, this would imply that 76 households are in need of more appropriate housing, affecting 144 people on Denman Island.

3.1 Demographics and Population

3.1.1 Population 2016

Demographics and Age

The 2016 Census indicates that the population of Denman Island is 1,170. The population is generally older than the Comox Valley Regional District (CVRD) and the population of BC, with notably higher rates of those between 55 and 74 years than the CVRD or BC, at 49.5% in this age group for Denman, 32.6% for CVRD, and 25.1% for BC. The median age for Denman Island is 61.3, compared to 50.8 for CVRD and 43.0 for BC.

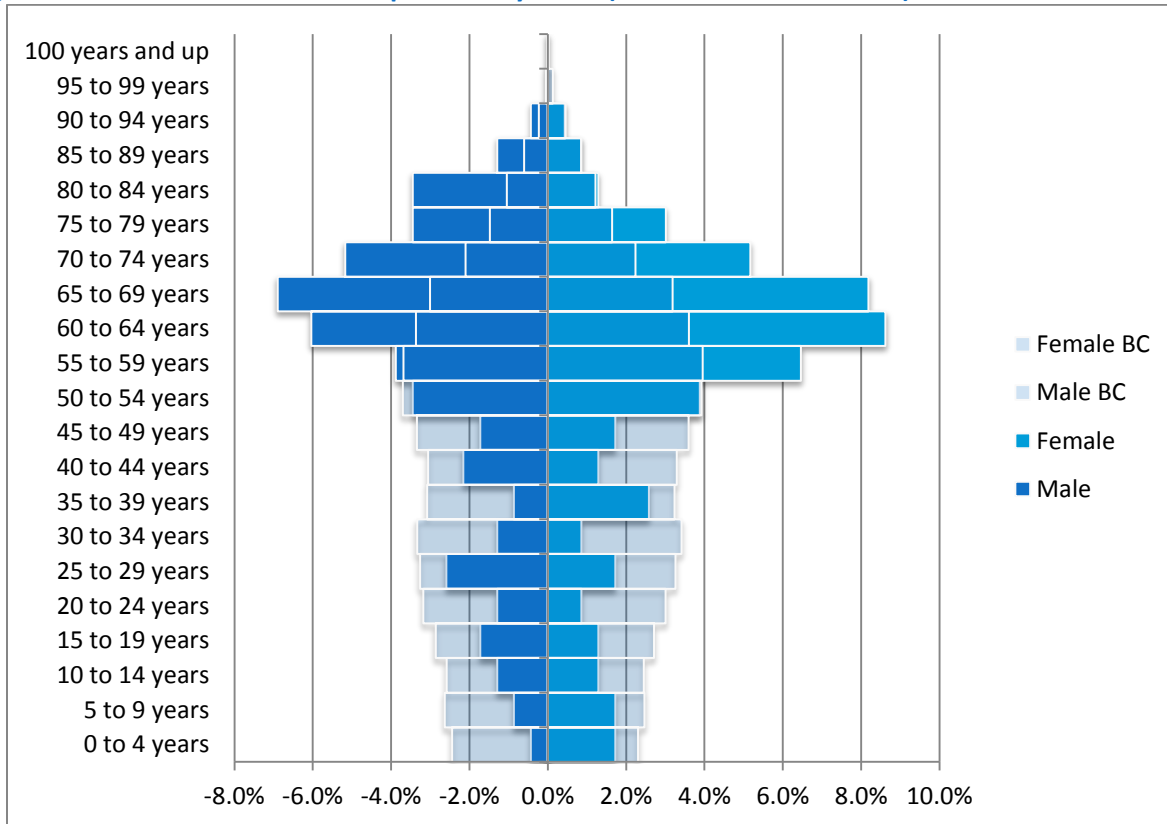
Table 3.1: Denman Island Age Categories, 2016 (Statistics Canada 2017a)

Ages - 2016	Denman	% Total	CVRD	% Total	BC	% Total
0 to 4 years	30	2.6%	2,800	4.2%	220,625	4.7%
5 to 14 years	60	5.1%	6,390	9.6%	470,760	10.1%
15 to 19 years	40	3.4%	3,395	5.1%	258,980	5.6%
20 to 24 years	25	2.1%	2,840	4.3%	287,560	6.2%
25 to 44 years	155	13.2%	13,195	19.8%	1,205,385	25.9%
45 to 54 years	125	10.7%	9,165	13.8%	676,740	14.6%
55 to 64 years	290	24.8%	11,670	17.5%	679,020	14.6%
65 to 74 years	295	25.2%	9,995	15.0%	489,305	10.5%



Ages - 2016	Denman	% Total	CVRD	% Total	BC	% Total
75 to 84 years	115	9.8%	5,060	7.6%	250,480	5.4%
Over 85	35	3.0%	2,000	3.0%	109,190	2.3%
Totals	1,170	100.0%	66,510	100.0%	4,648,045	100.0%
Median Age	61.3		50.8		43.0	

Figure 3.1: 2016 Denman Island Population Pyramid (Statistics Canada 2017a)



Seniors and Retirees

A more detailed breakdown of the population aged 55 and up indicates a current potential need for seniors housing that will be exacerbated as these cohorts continue to age. While Denman Island has proportionally fewer residents aged 55 to 59 years compared to the CVRD and BC, it has a higher proportion of those in the 60 to 74 year age range.

Although Denman has an overall greater proportion of residents aged 55 and above compared to CVRD and BC, there are proportionally fewer Denman residents aged 85 and above. This could indicate that seniors may be 'aging out' of the island due to a lack of suitable housing. For example, while Denman

4.0 Denman Island Housing Needs

Island's proportion of residents aged 55 and above is 62.8%, compared to CVRD's 42.1% and BC's 32.8%, in the 80 to 84 year age group, Denman has a 5.4% proportion, compared to 7.7% for CVRD and 6.9% for BC. This difference is even more evident in the over 85 age group.

Table 3.2: Denman Island Seniors Ages, 2016 (Statistics Canada 2017a)

Seniors Ages	Denman	% Total	CVRD	% Total	BC	% Total
55 to 59 years	120	16.3%	5,755	19.9%	354,925	23.2%
60 to 64 years	170	23.1%	5,915	19.9%	324,095	21.2%
65 to 69 years	180	24.5%	5,725	20.5%	287,520	18.8%
70 to 74 years	115	15.6%	4,270	15.5%	201,785	13.2%
75 to 79 years	75	10.2%	2,925	10.7%	145,225	9.5%
80 to 84 years	40	5.4%	2,135	7.7%	105,255	6.9%
Over 85	35	4.8%	2,000	5.8%	109,190	7.1%
Totals	735	100.0%	28,725	100.0%	1,527,995	100.0%
% Total Population		62.8%		42.1%		32.8%

3.1.2 Household Characteristics

Household Composition

Denman Island has a lower proportion of families with children (20.3%) than the CVRD (29.5%) and BC (35.5%). The proportion of lone parent families on Denman Island (8.5%) is close to that of the CVRD (9.6%) and BC (10.5%).

Table 3.3: Denman Island Household Composition, 2016 (Statistics Canada 2017a)

Household Composition	Denman	% Total	CVRD	% Total	BC	% Total
Families with children	120	20.3%	8,710	29.5%	668,035	35.5%
Lone parent families	50	8.5%	2,835	9.6%	197,940	10.5%
Families without children	245	41.5%	10,580	35.8%	527,700	28.0%
One person households	200	33.9%	8,730	29.5%	541,915	28.8%
Multiple census family households	10	1.7%	375	1.3%	55,620	3.0%
Two or more person non-census family households	15	2.5%	1,170	4.0%	88,705	4.7%
Total Households	590	100%	29,565	100%	1,881,975	100%

Over the last 10 years, there has been an increase of 70 households on Denman Island (a 13.5% change). At the same time, average household size has been reduced from 2.1 to 1.9, a -9.5% change.

Table 3.4 shows trends in household composition on Denman Island. From 2006 to 2016, there has been an increase in the proportions families with children (33.3%) as well as families without children (32.4%).



3.0 Denman Island Housing Needs

There has been no change in the number of lone parent families over the same time period. Meanwhile, the proportion of one person households has increased by 5.3%.

Census data shows a 400% increase in “other family households” in the 2006 to 2016 period; although, this increase could be due to changes in how this category has been defined in each census year. The number of households in this category remains relatively low at 25.

Table 3.4: Denman Island Household Composition, 2006-2016 (Statistics Canada 2006, 2012a, 2017a)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	90	90	120	30	33.3%	30	33.3%
Lone parent families	50	35	50	15	42.9%	0	0.0%
Families without children	185	225	245	20	8.9%	60	32.4%
One person households	190	160	200	40	25.0%	10	5.3%
Other family households	5	50	25	-25	-50.0%	20	400.0%
Total Households	520	525	590	65	12.4%	70	13.5%
Average Household Size	2.1	2	1.9	-0.1	-5.0%	-0.2	-9.5%

Tenure - Rental and Ownership

Over a 10 year period, the proportion of rented homes on Denman Island has been relatively stable, with an increase of 0.8% of the total households renting their home on the island. As is typical of many rural communities, there are proportionally fewer households that rent than own, with 16% of households on Denman Island renting, compared to 23.6% in the CVRD and 31.9% for BC (Statistics Canada 2017a).

There has been a total increase of 70 (11.8%) households on Denman Island in the 2006 to 2016 period. Rental households have increased by 15 (2.5%) over this period, while owned households have increased by 55 (9.2%) (Statistics Canada 2017a).

There was a large drop in the number of reported households reported as rented in the 2011 National Household Survey (**Table 3.6**). This may be due to the unreliability of the data from this voluntary survey, as compared to the mandatory 2006 and 2016 household surveys, as 45% of Denman Island residents approached did not return a survey.

Table 3.5: Denman Island Household Tenure, 2016 (Statistics Canada 2017a)

Household Tenure	Denman	% Total	CVRD	% Total	BC	% Total
Rented	95	16.0%	6,980	23.6%	599,360	31.9%
Owned	500	84.0%	22,595	76.4%	1,279,020	68.1%
Total Households	595	100%	29,575	100%	1,878,380	100%

Table 3.6: Denman Island Household Tenure (Rental/Ownership), 2006-2016 (Statistics Canada 2006, 2012a, 2017a)

Household Tenure	2006	% Total	2011	% Total	2016	% Total
Rented	80	15.2%	25	5.2%	95	16.0%
Owned	445	84.8%	460	94.8%	500	84.0%
Total Households	525	100%	485	100%	595	100%

Table 3.7: Denman Island Changes in Household Tenure (Rental/Ownership), 2006-2016 (Statistics Canada 2006, 2012a, 2017a)

Changes in Tenure	Denman 2006-2011	% Total	Gabriola 2011-2016	% Total	Denman 2006-2016	% Total
Rented	-55	-10%	70	14.4%	15	2.5%
Owned	15	3%	40	8.2%	55	9.2%
Change in Total Households	-40	-7.6%	110	22.7%	70	11.8%

Household Sizes

Reflective of the household composition on Denman Island described above, the island has a higher proportion of one person and two person households, at 33.9% and 46.6% respectively, than the CVRD (29.5% and 42.5%) or BC (28.8% and 35.3%). One and two person households account for an 80.5% proportion of all households on Denman Island. The average number of persons per household on Denman Island (2.0) is lower than that of the CVRD (2.2) and BC (2.4).

Table 3.8: Denman Island Household Sizes, 2016 (Statistics Canada 2017a)

Household Size	Denman	% Total	CVRD	% Total	BC	% Total
1 person	200	33.9%	8,730	29.5%	541,910	28.8%
2 persons	275	46.6%	12,560	42.5%	663,770	35.3%
3 persons	60	10.2%	3,825	12.9%	277,690	14.8%
4 persons	40	6.8%	2,975	10.1%	243,125	12.9%
5 or more persons	15	2.5%	1,485	5.0%	155,470	8.3%
# Private households	590	100%	29,570	100%	1,881,970	100%
# Persons in private households	1,160		65,350		4,560,240	
Average # Persons	2.0		2.2		2.4	



3.2 Income 2015

3.2.1 Taxable Income Distribution- Individuals

The 2016 Census provides information on the incomes of respondents for the previous year (2015). Average tax-filer income on Denman Island in 2015 was \$62,025, which is 23.6% lower than the CVRD average income and 43.6% lower than BC. The median income for Denman Island is also lower, at \$44,629, 30.4% lower than the CVRD median income, and 45.7% lower than BC.

Table 3.9: Denman Island Total Taxable Income, 2015 (Statistics Canada 2017a)

Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
Without income	20	1.9%	1,710	3.0%	142,970	3.7%
Under \$10,000 (including loss)	175	16.7%	6,860	12.6%	573,315	15.4%
\$10,000 to \$19,999	265	25.2%	9,990	18.3%	653,915	17.5%
\$20,000 to \$29,999	190	18.1%	8,420	15.5%	503,290	13.5%
\$30,000 to \$39,999	120	11.4%	7,185	13.2%	424,330	11.4%
\$40,000 to \$49,999	85	8.1%	5,820	10.7%	366,220	9.8%
\$50,000 to \$59,999	65	6.2%	4,330	7.9%	286,310	7.7%
\$60,000 to \$69,999	35	3.3%	3,360	6.2%	222,975	6.0%
\$70,000 to \$79,999	20	1.9%	2,510	4.6%	171,625	4.6%
\$80,000 to \$89,999	15	1.4%	1,745	3.2%	134,090	3.6%
\$90,000 to \$99,999	15	1.4%	1,150	2.1%	96,825	2.6%
\$100,000 and over	50	4.8%	3,090	5.7%	294,475	7.9%
Total Reporting Income	1,050	100%	54,475	100%	3,727,360	100%
Median Income	\$44,629.00		\$63,397.00		\$69,995.00	
Average Income	\$62,025.00		\$76,711.00		\$90,354.00	

3.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to housing costs. Denman Island has a lower household income than both the CVRD and BC in all economic family compositions.

The disparity between median household incomes on Denman with those in the CVRD and BC is particularly pronounced for families. The median income of lone parent families on Denman Island is 56.6% lower than the CVRD and 79.3% lower than BC as a whole. A similar, although less pronounced, disparity exists between Denman, the CVRD and BC as a whole for couple families with children. Smaller disparities exist for families without children and those not in an economic family.

Table 3.10: Denman Island Median Household Income, 2015 (Statistics Canada 2017a)

Economic Family Composition	Denman	% Total	CVRD	% Total	BC	% Total
Couple families with children	\$71,552	11.6%	\$103,797	19.1%	\$111,736	24.4%
Lone parent families	\$28,480	7.8%	\$44,587	8.6%	\$51,056	9.0%
Families without children	\$58,432	38.8%	\$74,775	33.3%	\$80,788	26.3%
Not in an economic family	\$22,208	41.1%	\$30,084	39.1%	\$31,255	40.2%
All Households	\$44,629	100%	\$63,397	100%	\$69,995	100%

Median household incomes for lone parent families on Denman Island saw a -25.6% change between 2011 and 2016, a -5.1% change per year. During the same period, couple families with children have seen a 25.5% increase in median household incomes. Median household incomes for families without children, and those not in an economic family, have also increased during this time period.

Table 3.11: Denman Island Changes 2011-2016 Median Household Income, 2015 (Statistics Canada 2017a)

Economic Family Composition	2011	2016	Change \$	Change %	Avg. %/yr
Couple families with children	\$57,030	\$71,552	\$14,522	25.5%	5.1%
Lone parent families	\$38,278	\$28,480	-\$9,798	-25.6%	-5.1%
Families without children	\$40,928	\$58,432	\$17,504	42.8%	8.6%
Not in an economic family	\$20,183	\$22,208	\$2,025	10.0%	2.0%
All Households	\$40,445	\$44,629	\$4,185	10.3%	2.1%

Household Income Distribution

Household income distribution can be used to determine an approximate numbers of affordable housing options for different income groups. While the median income of Denman Island is \$44,629, there is also a significant proportion (15.3%) of high income households, with \$100,000 in income and higher. This proportion of high income households is lower than the CVRD (25.2%) and BC (32.3%).

Table 3.12: Denman Island Household Income Distribution, 2015 (Statistics Canada 2017a)

Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
Under \$5,000	10	1.7%	370	1.3%	43,415	2.3%
\$5,000 to \$9,999	10	1.7%	355	1.2%	27,140	1.4%
\$10,000 to \$14,999	40	6.8%	890	3.0%	55,745	3.0%
\$15,000 to \$19,999	45	7.6%	1,260	4.3%	77,565	4.1%
\$20,000 to \$24,999	40	6.8%	1,360	4.6%	78,695	4.2%
\$25,000 to \$29,999	45	7.6%	1,325	4.5%	72,985	3.9%
\$30,000 to \$34,999	35	5.9%	1,435	4.9%	78,080	4.1%
\$35,000 to \$39,999	40	6.8%	1,560	5.3%	78,395	4.2%
\$40,000 to \$44,999	35	5.9%	1,325	4.5%	76,775	4.1%
\$45,000 to \$49,999	35	5.9%	1,395	4.7%	75,860	4.0%



Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
\$50,000 to \$59,999	50	8.5%	2,625	8.9%	143,475	7.6%
\$60,000 to \$69,999	35	5.9%	2,480	8.4%	132,845	7.1%
\$70,000 to \$79,999	40	6.8%	2,195	7.4%	122,350	6.5%
\$80,000 to \$89,999	15	2.5%	1,985	6.7%	111,350	5.9%
\$90,000 to \$99,999	25	4.2%	1,555	5.3%	99,420	5.3%
\$100,000 and over	90	15.3%	7,450	25.2%	607,855	32.3%
Total Reporting Income	590	100%	29,575	100%	1,881,965	100%
Median Income	\$44,629.00		\$63,397.00		\$69,995.00	
Average Income	\$62,025.00		\$76,711.00		\$90,354.00	

The most significant changes in Denman Island's household income group distribution have been in the very lowest categories of income earners, with a 73.3% decrease of those in this income range, and the very highest income earners (157.1% increase). This could indicate that the Denman Island is becoming unaffordable for the island's lowest income earners and they are moving off island.

Table 3.13: Denman Household Income Distribution, 2005-2015 (Statistics Canada 2017a)

Household Income	2005 Households	% Total	2010	% Total	2015 Households	% Total	2005-2015	% Change
Under \$9,999	75	14.3%	-	0.0%	20	3.4%	-55	-73.3%
\$10,000 to \$19,999	65	12.4%	10	1.9%	85	14.4%	20	30.8%
\$20,000 to \$29,999	60	11.4%	120	23.2%	85	14.4%	25	41.7%
\$30,000 to \$39,999	85	16.2%	90	17.4%	75	12.7%	-10	-11.8%
\$40,000 to \$49,999	75	14.3%	85	16.4%	70	11.9%	-5	-6.7%
\$50,000 to \$59,999	50	9.5%	75	14.5%	50	8.5%	0	0.0%
\$60,000 to \$79,999	60	11.4%	10	1.9%	75	12.7%	15	25.0%
\$80,000 to \$99,999	25	4.8%	15	2.9%	40	6.8%	15	60.0%
\$100,000 and over	35	6.7%	25	4.8%	90	15.3%	55	157.1%
Total Reporting Income	525	100%	518	100%	590	100%	65	12.4%
Median Income	\$37,689		\$40,445		\$44,629		\$6,940	18.4%
Average Income	\$44,673		\$49,397		\$62,025		\$17,352	38.8%

Household Income Groups and Household Income Disparity

For ease of comparison with the 2015 Salt Spring Island Housing Needs Assessment (SS HNA), this report uses the same income group definition categories. **Table 3.14** provides the income range for each category, as defined in relation to Denman Island's median income of \$44,629. **Table 3.15** provides a comparison of the proportion of these household income groups between Denman, the CVRD and BC as a whole.

Table 3.14: Denman Island Household Income Groups, 2015 (Statistics Canada 2017a)

Income Groups	Definition	Income Range	Denman	% Total
Little to no income	under \$15,000	under \$15,000	60	10.2%
Low income	\$15,000 to 50% median	\$15,000 to \$24,999	85	14.4%
Low to moderate income	50% - 80% median	\$25,000 to \$34,999	80	13.6%
Moderate	80% - 100% median	\$35,000 to \$44,999	75	12.7%
Moderate to above moderate	100% - 120% median	\$45,000 to \$59,999	85	14.4%
Above moderate to high	120% - 150% median	\$60,000 to \$69,999	35	5.9%
High income	150% median +	\$70,000 and over	170	28.8%
All Households	\$44,629			100%

Denman Island has a similar proportion of high income earners to the CVRD and BC. There is a greater proportion of little to no income households on Denman Island, at 10.2%, compared to the CVRD (5.5%) and BC (6.7%).

Table 3.15: Denman Island Household Income Groups, 2015 (Denman, CVRD, BC) (Statistics Canada 2017a)

Total Income 2015	Denman	% Total	CVRD	% Total	BC	% Total
Median Income	\$44,629		\$63,397		\$69,995	
Little to no income	60	10.2%	1,615	5.5%	126,300	6.7%
Low income	85	14.4%	3,945	13.3%	307,325	16.3%
Low to moderate income	80	13.6%	5,715	19.3%	374,505	19.9%
Moderate	75	12.7%	2,625	8.9%	132,845	7.1%
Moderate to above moderate	85	14.4%	4,675	15.8%	122,350	6.5%
Above moderate to high	35	5.9%	3,540	12.0%	210,770	11.2%
High income	170	28.8%	7,450	25.2%	607,855	32.3%
Total	590	100%	29,565	100%	1,881,950	100%



3.3 Current Housing Supply

3.3.1 Existing Housing Stock

Structure Type

Table 3.16 illustrates the distribution of occupied dwellings by structure type on Denman Island. The housing supply on Denman Island is almost exclusively single-detached dwellings, which form 96.6% of the total housing supply. This compares to the CVRD proportion of single-detached homes at 68.4% and BC at 44.1%. This lack of diversity in housing supply could be a contributor to a lack of affordable rental and ownership options for a full range of income groups.

Denman Island's 2016 total of 590 private occupied dwellings represents a 13.9% increase over the 518 reported in the 2011 Census.

Table 3.16: Denman Island Housing by Structure Type, 2016 (Statistics Canada 2017a)

Structure Type	Denman	% Total	CVRD	% Total	BC	% Total
Single-detached house	570	96.6%	20,230	68.4%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	45	0.2%	177,830	9.4%
Movable dwelling	10	1.7%	1,255	4.2%	49,290	2.6%
Semi-detached house	5	0.8%	2,575	8.7%	57,395	3.0%
Row house	-	0.0%	1,540	5.2%	147,830	7.9%
Apartment, duplex	-	0.0%	710	2.4%	230,075	12.2%
Apartment < 5 storeys	5	0.8%	3,185	10.8%	385,140	20.5%
Other single-attached house	-	0.0%	35	0.1%	3,755	0.2%
Total Private Dwellings	590	100%	29,575	100%	1,881,975	100%

Housing Indicators and Tenure

Data for housing indicators was not available at the DPL geographic level for this report.

Age of Housing Stock

Denman Island's housing stock is generally similar in age to that of the CVRD and BC, with the greatest difference being those homes built in the 1981 to 1990 period, which forms 26.9% of occupied housing on the island being built in that period. Denman Island also has a greater proportion of dwellings built in the 2011 to 2016 period than the CVRD or BC.

Table 3.17: Denman Island Dwelling Age (Statistics Canada 2017a)

Construction Period	Denman	% Total	CVRD	% Total	BC	% Total
1960 or before	55	9.2%	3,660	12.4%	267,560	14.2%
1961 to 1980	145	24.4%	8,070	27.3%	559,485	29.7%
1981 to 1990	160	26.9%	4,900	16.6%	289,565	15.4%
1991 to 2000	120	20.2%	6,330	21.4%	331,865	17.6%
2001 to 2005	35	5.9%	2,030	6.9%	125,335	6.7%
2006 to 2010	25	4.2%	2,915	9.9%	171,945	9.1%
2011 to 2016	55	9.2%	1,660	5.6%	136,210	7.2%
Total	595	100%	29,565	100%	1,881,965	100%

Non-Resident Ownership

Data for the rate of dwellings occupied by usual residents for 2006 was not available at the DPL geographic level for this report.

At 71.2%, Denman Island's rate of dwellings occupied by usual residents is lower than that of the CVRD (92.2%) and BC (91.2%). The percentage of dwellings occupied by the usual residents on Denman Island has decreased by 4% since 2011.

Table 3.18: Denman Island Dwellings Occupied by Usual Residents 2011-2016 (Statistics Canada 2017a, 2012a)

Census Year	Denman	% Total	CVRD	% Total	BC	% Total
2016	689	71.2%	29,573	92.2%	1,881,969	91.2%
2011	518	75.2%	27,885	92.5%	1,764,637	90.7%
% Change 2011-2016		-4.0%		-0.3%		0.5%

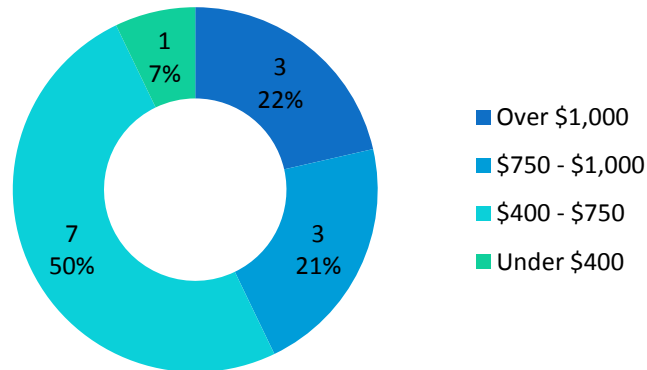
3.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Denman Island and there is no formal inventory of rental properties conducted on the island. The rental housing market is extremely limited on Denman Island. As of January 2018, there were no long-term homes available for rent in public listings on Craigslist, Padmapper or Kijiji. A search on AirBnB found four vacation rental properties available.



Figure 3.2: What is your monthly rent?



While this information is far from a complete picture of the rental market on Denman Island, it paints a picture of a severe lack of affordable housing rental options.

While many respondents to a survey Housing Needs Survey conducted for this assessment reported that their rents were in the affordable ranges, provided in **Section 3.4.1**, there appears to be an overall lack of available units in these price ranges.

The 2016 Census identified the median monthly rental shelter cost for Denman Island as \$684. This generally matches with the survey results that indicated that, while 7% pay under \$400 per month, 50% of the respondents pay between \$400 and \$750 with 42% paying over \$750 per month.

Social Housing

Denman currently does not have any social housing. In 2008, the OCP review lead to amendments which reflected the need for affordable housing through the creation of a density bank for affordable housing purposes. Also in 2008, the Denman Island Women's Outreach Society (DIWOS) undertook a needs assessment which comprised anecdotal evidence of single mothers and elder women in immediate need of affordable housing. Since then, two community non-profit societies, the Denman Community Land Trust Association and the Denman Housing Association were formed and are working on creating affordable housing projects.

3.3.3 Homeowner Options

Current Listings

Table 3.19 provides MLS listings as of January 29, 2018 to provide an understanding of housing currently available for purchase on Denman Island. The table also includes the income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan, 25 year amortization period and 4% interest.

There were a total of 10 listings on this date, with an average price of \$735,300 and median price of \$693,500. There is presented as a somewhat limited range of home price categories available on the island, primarily in the mid to high range, with no homes available for moderate income earners and below. All homes listed for purchase on this date were single family homes.

Table 3.19: Denman Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	-		
\$300,000 - \$399,999	-		
\$400,000 - \$499,999	1	\$437,000	\$77,199
\$500,000 - \$599,999	3	\$559,000	\$96,518
\$600,000 - \$699,999	1	\$649,000	\$110,770
\$700,000 - \$799,999	1	\$738,000	\$124,863
\$800,000 - \$899,999	1	\$899,000	\$150,358
\$900,000 - \$999,999	3	\$984,333	\$163,870
\$1,000,000 - \$1,499,999	-		
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	10		
Average \$		\$735,300.00	\$124,436
Median \$		\$693,500.00	\$117,816



Census Reported Dwelling Values

Data for median value of dwellings by structure type is not available at the geographic level provided data for Denman Island specifically.

3.4 Housing Affordability

3.4.1 Affordability Targets

Household Type

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income. Based on these assumptions, **Table 3.20** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Table 3.20: Denman Island Household Affordability Targets

Household Affordability Targets	Denman	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	40	11.6%	\$71,552	\$1,789	\$402,000
Lone parent families	10	7.8%	\$28,480	\$712	\$130,000
Families without children	0	38.8%	\$58,432	\$1,461	\$319,000
Not in an economic family	265	41.1%	\$22,208	\$555	\$90,000
All Households (2015)	590	100%	\$44,629	\$1,116	\$232,000

Income Groups and Ideal Affordable Housing Supply

Table 3.21 provides a detailed breakdown of the ideal number of housing units available for each of the income groups identified in **Table 3.14** above, based on the percentage of the total households each group comprises. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks as previously identified in this report.

As an illustration of how this table can be used, it indicates that 48.3% of households (all households below moderate income of \$40,000) need rental housing \$938/month or less. As another example, 10.2% of households can afford a home with a purchase price of \$581,000.

Table 3.21: Denman Island Ideal Housing Supply - Rental and Purchase Prices

Income Groups	Income Range	Number	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	10	1.7%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	10	1.7%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	40	6.8%	\$12,500	\$313	\$29,000
Low income	\$15,000 to \$19,999	45	7.6%	\$17,500	\$438	\$60,000
	\$20,000 to \$24,999	45	7.6%	\$22,500	\$563	\$92,000
Low to moderate income	\$25,000 to \$29,999	50	8.5%	\$27,500	\$688	\$124,000
	\$30,000 to \$34,999	45	7.6%	\$32,500	\$813	\$155,000
	\$35,000 to \$39,999	40	6.8%	\$37,500	\$938	\$187,000
Moderate	\$40,000 to \$44,999	30	5.1%	\$42,500	\$1,063	\$218,000
	\$45,000 to \$49,999	30	5.1%	\$47,500	\$1,188	\$250,000
Moderate to above moderate	\$50,000 to \$59,999	65	11.0%	\$55,000	\$1,375	\$297,000
Above moderate to high	\$60,000 to \$69,999	40	6.8%	\$65,000	\$1,625	\$360,000
High income	\$70,000 to \$79,999	30	5.1%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	30	5.1%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	20	3.4%	\$95,000	\$2,375	\$550,000
	\$100,000 +	60	10.2%	\$100,000	\$2,500	\$581,000
Median Income		590	100%	\$44,629	\$1,116	\$232,000

3.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

3.5.1 Stakeholder/Key Informants Meetings

Key informant interviews were conducted with the following stakeholders:

- Bill Engleson, Chair, Hornby Denman Community Health Care Society;

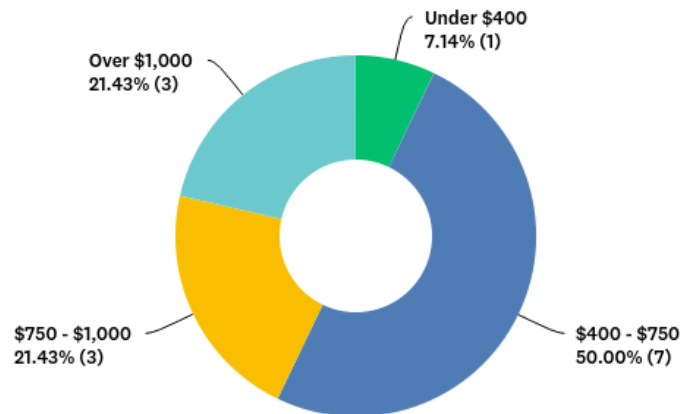


- Steve Carballeira;
- Paige Friesen, Friesen Family Construction Ltd.;
- Alan Friesen, Friesen Family Construction Ltd.;
- Riane DaSilva, Denman Works;
- Anne Davis, Comox Valley Transition Society;
- Miles Drew, Islands Trust Bylaw Enforcement;
- Harlene Holm, Denman Community Land Trust Association;
- David Critchley, Denman Island Local Trustee; and
- Tomas Hajek, Co-Housing Group.

3.5.2 Online Survey

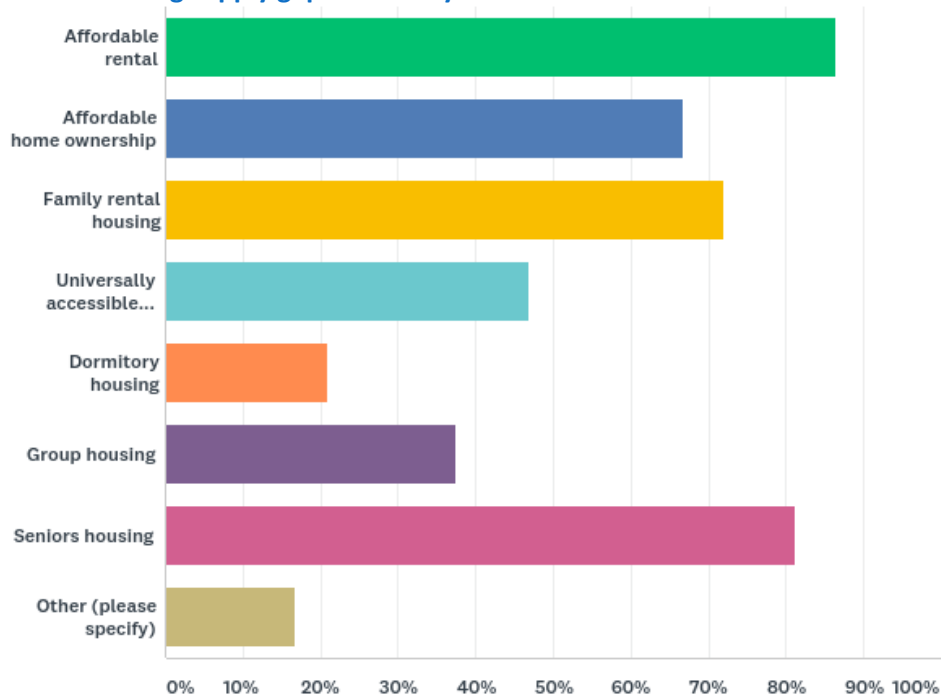
The Denman Island Housing Needs Survey received a total of 102 responses (8.7% of the total population).

Figure 3.3: What is your monthly rent?



Survey responses showed that rental shelter costs are similar to those reported in the 2016 Census, which identified a median monthly rental shelter cost of \$684 for Denman Island. Survey results indicated that 7% pay under \$400 per month, 50% of respondents paying between \$400 and \$750, and 43% paying over \$750 per month.

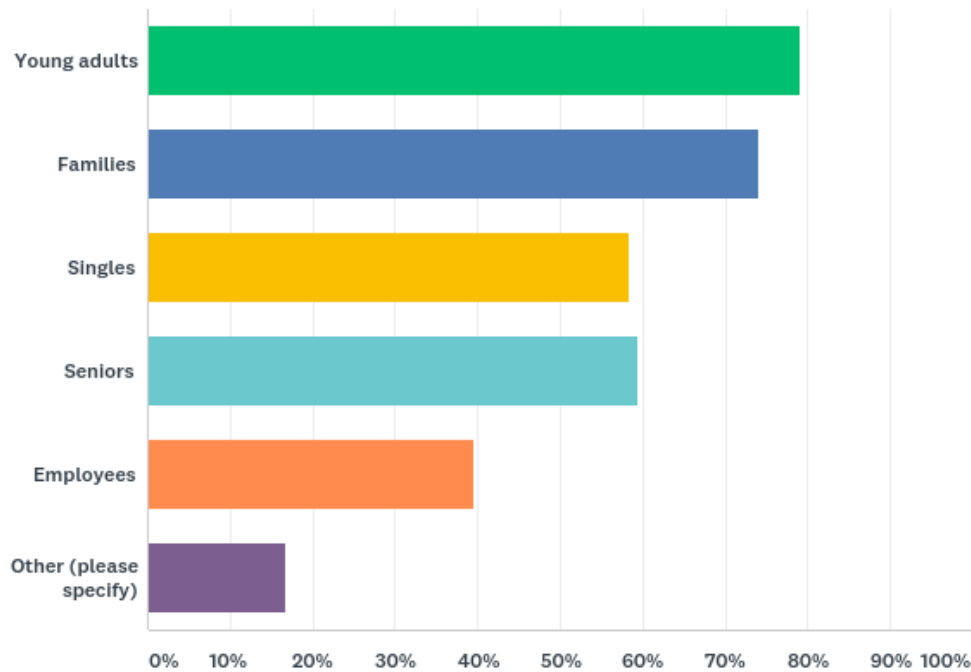
Figure 3.4: What housing supply gaps exist on your Island?



The survey asked people what the housing gaps were on Denman Island, and what groups on their island were unable or had difficulty accessing appropriate housing. The four gaps most often identified were affordable rental, family rental, seniors housing and affordable home ownership. Three of these identified gaps overlap and highlight the primary need for rental accommodation.



Figure 3.5: What groups are not able to access housing on your island?



When asked what groups could not access housing on Denman Island, respondents indicated a full range of demographic groups: young adults, families, seniors, singles and employees. As with the question above, there is overlap between some of these groups.

Figure 3.6: Where do the people that need affordable housing currently live on your island?

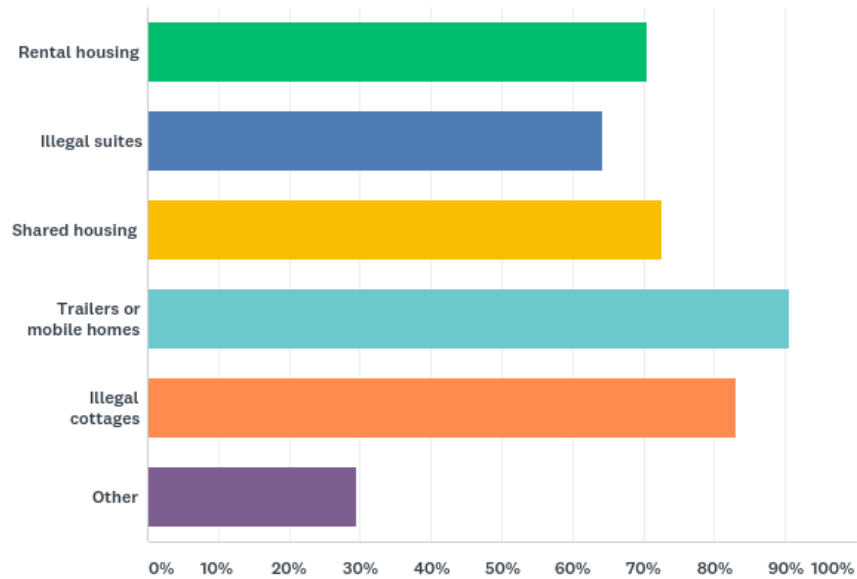
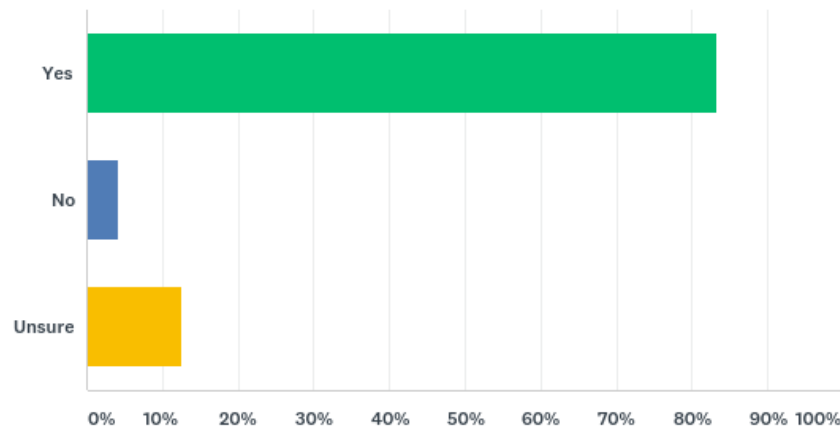


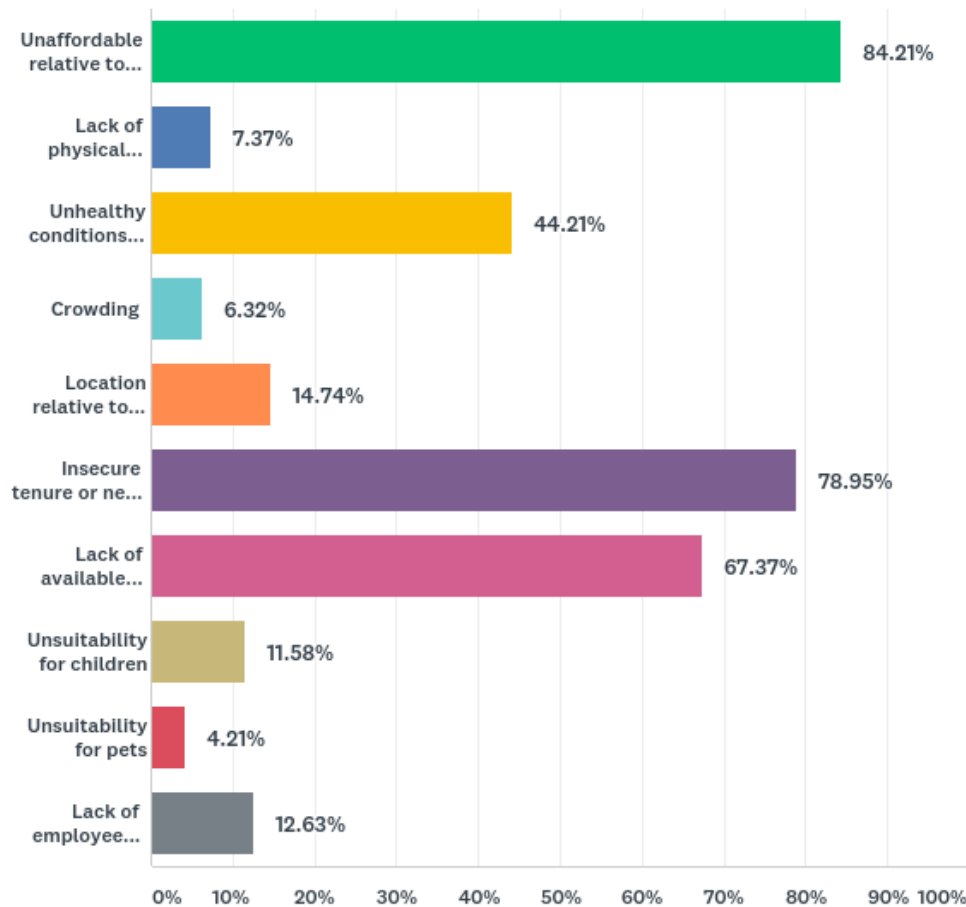
Figure 3.7: Are you aware of people living in illegal and inappropriate housing on your island?



Eighty-three percent of respondents indicated that they are aware of people living in illegal and inappropriate housing on Denman Island. In addition, respondents indicated that those in need of affordable housing are using a range of means to meet housing needs, including rental housing, cottages, shared housing, illegal dwelling units, and trailers or mobile homes. The reliance on illegal suites and cottages indicates the inability of residents to find legal, healthy, affordable housing units.



Figure 3.8: Please select the top three housing challenges faced by your island



The top three housing challenges identified by respondents were “Unaffordable relative to income”, “Insecure tenure” and “Lack of available housing options”. “Unhealthy conditions” was also selected by a large number of respondents.

Additional comments on the surveys identified that the ferry workers have placed mobile homes on the Emcon Services yard because they cannot find temporary housing. Some are forced to share housing, which may not be appropriate depending on the situation. Comments also indicated that many illegal suites and cottages are substandard, do not meet building code, and have issues of inadequate heat, lack of potable water, inadequate sanitary sewer service and mould. Participants at the meeting indicated that the unhealthy living conditions may contribute to other social and health issues; such as, illness and absenteeism from work.

3.6 Affordable Housing Gaps

It is clear that the no, low and even moderate income households have difficulty accessing the housing market. This represents the young adults, seniors and families. While they may be able to rent, there is little secure appropriate rental accommodation available.

The 2016 Census demonstrates that 25.4% of the population, or 150 people, have no or low income. These people are considered vulnerable.

3.7 Conclusion and Recommendations

Based on the population projections, there could be a need for potentially 165 residential units in the next 25 years. The average income is \$20,000 below the regional average. Based on the census, 25.4% of the total population falls within the no and low income category, and 38% falls within the no, low and low-moderate income levels. The 2008 Housing Needs on Hornby and Denman Island (Hornby Island Economic Enhancement Corporation, December 2008) identified a total housing need of 68 units for renters and seniors. Based on the population growth projected for 165 units and 48% need for affordable rental, Denman Island now requires up to 80 affordable housing units. This translates into three to four units per year.



4.0 Gabriola Island Housing Needs

Gabriola is the largest and most populated island of the Northern Region Islands Trust Region. Accessed by a vehicle ferry from downtown Nanaimo, there is potential for viable off island employment. This, along with the commercial development on the island and various institutional uses (school, library, etc.), provides significant employment on the island. Gabriola has the highest percentage of permanent residents of the islands of the Northern Region and the largest number of permanently occupied dwellings (71.7%). In addition, there are many people who live on Vancouver Island and come to Gabriola to work, including homecare workers, school teachers, restaurant workers and contractors for example. Many of these people have indicated a desire to live on Gabriola Island and be closer to their jobs but are unable to find appropriate housing on Gabriola Island.

4.1 Demographics and Population

The following information provides a summary of the current population and demographic breakdown as well as the projections for the future.

4.1.1 Population 2016

Demographics and Age

The 2016 Census indicates that the population of Gabriola Island is 4,035. The population is generally older than the Regional District of Nanaimo and the population of BC, with notably higher rates of those between 55 and 74 years than the Nanaimo Regional District (RDN) or BC, at 52.4% in this age group for Gabriola, 32.9% for RDN, and 25.1% for BC. The median age for Gabriola Island is 61.3, compared to 51.1 for RDN and 43.0 for BC.

While overall percentages are low, the numbers of school age children support an elementary and middle school, a fact that may attract young families moving to and staying on Gabriola, provided they can find housing. Enrollment between 165 and 170 students has been consistent over the past 10 years¹.

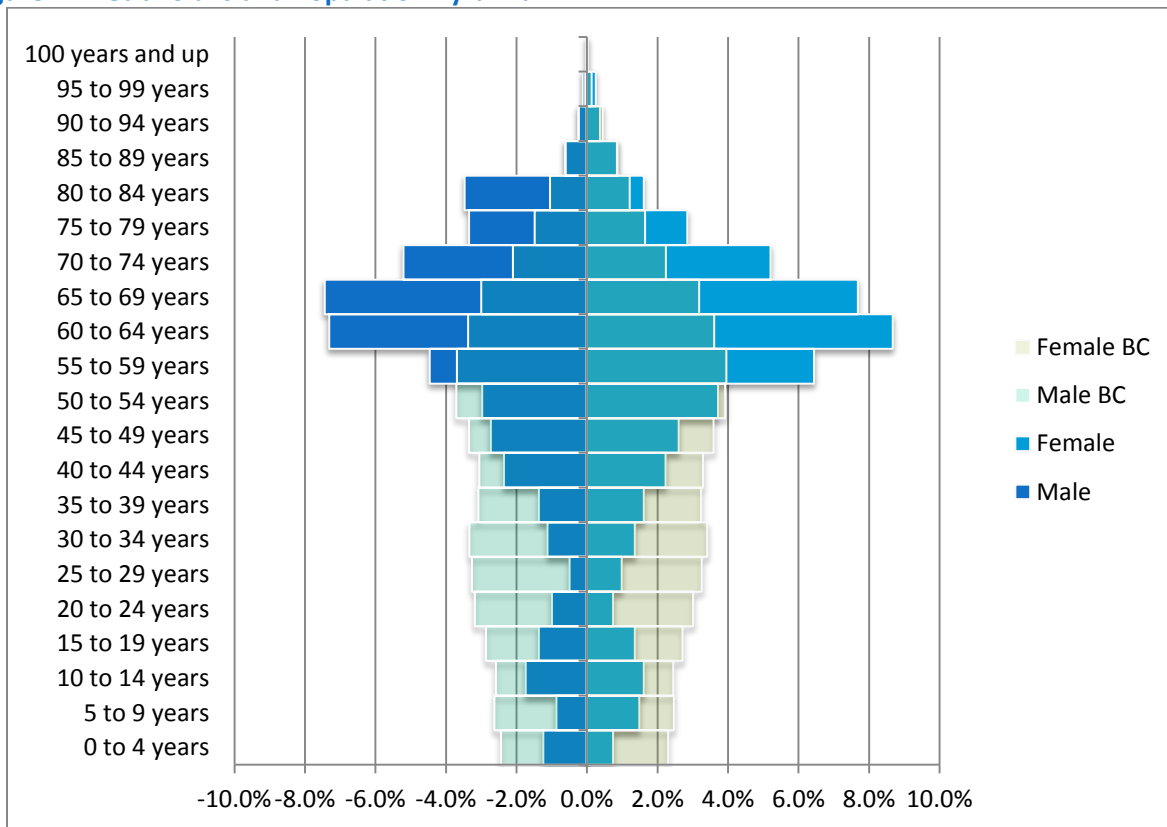
¹Gabriola Elementary School Administration



Table 4.1: Gabriola Island Age Categories, 2016 (Statistics Canada 2017b)

Ages - 2016	Gabriola	% Total	RDN	% Total	BC	% Total
0 to 4 years	75	1.9%	6,240	4.0%	220,625	4.7%
5 to 14 years	220	5.5%	13,750	8.8%	470,760	10.1%
15 to 19 years	115	2.9%	7,445	4.8%	258,980	5.6%
20 to 24 years	75	1.9%	7,720	5.0%	287,560	6.2%
25 to 44 years	475	11.8%	31,380	20.2%	1,205,385	25.9%
45 to 54 years	475	11.8%	20,100	12.9%	676,740	14.6%
55 to 64 years	1,085	26.9%	26,980	17.3%	679,020	14.6%
65 to 74 years	1,030	25.5%	24,290	15.6%	489,305	10.5%
75 to 84 years	390	9.7%	12,485	8.0%	250,480	5.4%
Over 85	95	2.4%	5,305	3.4%	109,190	2.3%
Totals	4,035	100.0%	155,695	100.0%	4,648,045	100.0%
Median Age	61.3		51.1		43.0	

Figure 4.1: Gabriola Island Population Pyramid



Seniors and Retirees

A more detailed breakdown of the population aged 55 and up indicates a current potential need for seniors housing that will be exacerbated as these cohorts continue to age. While Gabriola Island has proportionally fewer residents aged 55 to 59 years compared to the RDN and BC, it has a higher proportion of those in the 60 to 69 year age range.

Although Gabriola has an overall greater proportion of residents aged 55 and above compared to RDN and BC, there are proportionally fewer Gabriola residents aged 80 and above. This could indicate that seniors may be ‘aging out’ of the island due to a lack of suitable housing. For example, while Gabriola Island’s proportion of residents aged 55 and above is 64.4%, compared to RDN’s 44.4% and BC’s 32.9%, in the 80 to 84 year age group, Gabriola has a 5.4% proportion, compared to 7.5% for RDN and 6.9% for BC. This difference is even more evident in the over 85 age group. This could reflect the desire to be closer to medical services and other services such as Handy Dart.

Table 4.2: Gabriola Island Seniors Ages (Statistics Canada 2017b)

Seniors Ages	Gabriola	% Total	RDN	% Total	BC	% Total
55 to 59 years	440	16.9%	12,950	18.8%	354,925	23.2%
60 to 64 years	645	24.8%	14,030	20.3%	324,095	21.2%
65 to 69 years	615	23.7%	13,845	20.0%	287,520	18.8%
70 to 74 years	415	16.0%	10,445	15.1%	201,785	13.2%
75 to 79 years	250	9.6%	7,320	10.6%	145,225	9.5%
80 to 84 years	140	5.4%	5,165	7.5%	105,255	6.9%
Over 85	95	3.7%	5,305	7.7%	109,190	7.1%
Totals	2,600	100.0%	69,060	100.0%	1,527,995	100.0%
% Total Population		64.4%		44.4%		32.9%

4.1.2 Household Characteristics

Household Composition

This report uses the statistics for households as they better represent residential dwelling units rather than individuals. Gabriola Island has a much lower proportion of families with children (15.2%) than the RDN (28.2%) and BC (35.5%). In the case of lone parent families, this difference is magnified, with Gabriola Island having close to half of the proportion of lone parent families (5.1%) than RDN (9.8%) or BC (10.5%) do. **Table 4.4** shows trends in household composition on Gabriola Island. While there has been a 10 year overall increase in families with children, the last five years have seen a decrease of 7.1%. Additionally, since the 2006 Census, there has been a 29% decrease in lone parent families on the island. This could be an indication that housing is becoming unaffordable for lower income families on

4.0 Gabriola Island Housing Needs

the island, particularly for more vulnerable household groups such as lone parent families. As a corollary to the recent decrease in families on the island, there has been a subsequent increase in families without children and one person households.

Table 4.3: Gabriola Island Household Composition (Statistics Canada 2017b)

Household Composition	Gabriola	% Total	RDN	% Total	BC	% Total
Families with children	325	15.2%	19,445	28.2%	668,035	35.5%
Lone parent families	110	5.1%	6,785	9.8%	197,940	10.5%
Families without children	955	44.6%	25,190	36.6%	527,700	28.0%
One person households	780	36.4%	20,185	29.3%	541,915	28.8%
Multiple census family households	20	0.9%	1,000	1.5%	55,620	3.0%
Two or more person non-census family households	60	2.8%	3,085	4.5%	88,705	4.7%
Total Households	2,140	100%	68,905	100%	1,881,975	100%

Over the last 10 years, there has been an increase of 145 households on Gabriola Island (a 7.3% change). At the same time, average household size has been reduced from 2.0 to 1.9, a 5.0% change.

Finally, there has been a significant decrease (63.6%) in the number of “other households” (multi-family and two or more person non-census family households) on the island over a 10 year period. This could indicate a reduction in housing affordable to those not defined as census families, but living in the same household (roommates), as well as families sharing homes.

Table 4.4: Gabriola Island Household Composition (2006, 2011, 2016 Census)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	245	350	325	-25	-7.1%	80	32.7%
Families without children	855	865	955	90	10.4%	100	11.7%
Lone parent families	155	115	110	-5	-4.3%	-45	-29.0%
One person households	675	715	780	65	9.1%	105	15.6%
Other households	220	155	80	-75	-48.4%	-140	-63.6%
Total Households	1,995	2,085	2,140	55	2.6%	145	7.3%
Average Household Size	2.0	1.9	1.9	-	0.0%	-0.1	-5.0%

Tenure - Rental and Ownership

Over a 10 year period, the proportion of rented homes on Gabriola has been relatively stable, with an increase of 2.4% of the total households renting their home on the island. As is typical of many rural communities, there are proportionally fewer households that rent than own, with 17% of households on



4.0 Gabriola Island Housing Needs

Gabriola Island renting, compared to 26.0% in the RDN and 31.9% for BC. There has been a similar net increase in both rental (3.5%) and owned (3.7%) households on Gabriola Island since 2006.

There was a large drop in the number of reported households reported as rented in the 2011 National Household Survey (**Table 4.6**). This may be due to the unreliability of the data from this voluntary survey, as compared to the mandatory 2006 and 2016 household surveys.

Table 4.5: Gabriola Island Household Tenure (Statistics Canada 2017b)

Household Tenure	Gabriola	% Total	RDN	% Total	BC	% Total
Rented	365	17.0%	17,900	26.0%	599,360	31.9%
Owned	1,780	83.0%	50,930	74.0%	1,279,020	68.1%
Total Households	2,145	100%	68,830	100%	1,878,380	100%

Table 4.6: Gabriola Island Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012b, 2017b)

Household Tenure	2006	% Total	2011	% Total	2016	% Total
Rented	290	14.6%	205	9.9%	365	17.0%
Owned	1,700	85.4%	1,870	90.1%	1,780	83.0%
Total Households	1,990	100%	2,075	100%	2,145	100%

Table 4.7: Gabriola Island Changes in Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012b, 2017b)

Changes in Tenure	Gabriola 2006-2011	% Total	Gabriola 2011-2016	% Total	Gabriola 2006-2016	% Total
Rented	-85	-4%	160	7.7%	75	3.5%
Owned	170	9%	-90	-4.3%	80	3.7%
Total Households	85	4.3%	70	3.4%	155	7.2%

Household Sizes

Reflective of the household composition on Gabriola Island described above, the island has a higher proportion of one person and two person households, at 36.4% and 49.1% respectively, than the RDN (29.3% and 43.4%) or BC (28.8% and 35.3%). One and two person households account for a 85.5% proportion of all households on Gabriola Island. The average number of persons per household on Gabriola Island (1.9) is lower than that of the RDN (2.2) and BC (2.4).

Table 4.8: Gabriola Island Household Sizes (Statistics Canada 2017b)

Household Size	Gabriola	% Total	RDN	% Total	BC	% Total
1 person	780	36.4%	20,190	29.3%	541,910	28.8%
2 persons	1,050	49.1%	29,880	43.4%	663,770	35.3%

Household Size	Gabriola	% Total	RDN	% Total	BC	% Total
3 persons	175	8.2%	8,775	12.7%	277,690	14.8%
4 persons	95	4.4%	6,635	9.6%	243,125	12.9%
5 or more persons	40	1.9%	3,430	5.0%	155,470	8.3%
# Private households	2,140	100%	68,905	100%	1,881,970	100%
# Persons in private households	4,015		151,630		4,560,240	
Average # Persons	1.9		2.2		2.4	

4.2 Income 2015

The 2016 Census captures income from the previous year, in this case 2015.

4.2.1 Taxable Income Distribution

Average tax-filer income on Gabriola Island is \$62,927, which is 23% lower than the RDN average income and 43.6% lower than BC. The median income for Gabriola Island is also lower, at \$47,795, 30.4% lower than the RDN median income, and 46.4% lower than BC.

Table 4.9: Total Taxable Income (Statistics Canada 2017b)

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
Without income	90	2.4%	3,795	2.9%	142,970	3.7%
Under \$10,000 (including loss)	555	15.3%	16,560	12.9%	573,315	15.4%
\$10,000 to \$19,999	855	23.6%	24,000	18.8%	653,915	17.5%
\$20,000 to \$29,999	585	16.1%	19,880	15.5%	503,290	13.5%
\$30,000 to \$39,999	440	12.1%	16,400	12.8%	424,330	11.4%
\$40,000 to \$49,999	350	9.6%	13,495	10.6%	366,220	9.8%
\$50,000 to \$59,999	215	5.9%	10,015	7.8%	286,310	7.7%
\$60,000 to \$69,999	155	4.3%	7,490	5.9%	222,975	6.0%
\$70,000 to \$79,999	135	3.7%	5,475	4.3%	171,625	4.6%
\$80,000 to \$89,999	100	2.8%	4,080	3.2%	134,090	3.6%
\$90,000 to \$99,999	60	1.7%	2,925	2.3%	96,825	2.6%
\$100,000 and over	180	5.0%	7,570	5.9%	294,475	7.9%
Total Reporting Income	3,630	100%	127,890	100%	3,727,360	100%
Median Income	\$47,795.00		\$62,349.00		\$69,995.00	
Average Income	\$62,927.00		\$77,868.00		\$90,354.00	

4.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to paying for the housing costs. Gabriola Island has a lower household income than both the RDN and BC in all economic family compositions. The disparity between median



household incomes on Gabriola with those in the RDN and BC is particularly pronounced for families. The median income of lone parent families on Gabriola Island is 30% less than the RDN, and 47.2% less than BC as a whole. A similar disparity between Gabriola, the RDN and the province as a whole exists for couple families with children. Smaller disparities exist for families without children and those not in an economic family.

Table 4.10: Gabriola Island Median Household Income, 2015 (Statistics Canada 2017b)

Economic Family Composition	Gabriola	% Total	RDN	% Total	BC	% Total
Couple families with children	\$75,520	10.0%	\$104,867	17.6%	\$111,736	24.4%
Lone parent families	\$34,688	4.8%	\$45,102	8.7%	\$51,056	9.0%
Families without children	\$64,981	42.7%	\$74,504	33.5%	\$80,788	26.3%
Not in an economic family	\$23,536	42.3%	\$28,316	40.1%	\$31,255	40.2%
All Households	\$47,795	100%	\$62,349	100%	\$69,995	100%

Median household incomes for families on Gabriola Island have declined substantially in the period between the 2011 and 2016 Censuses, averaging -2.6% per year for families with children, and -3.1% per year for lone parent families. Meanwhile, the median income for families with children and those not in an economic family has remained static.

Table 4.11: Gabriola Island Changes 2011-2016 Median Household Income, 2015 (Statistics Canada 2017b)

Economic Family Composition	2011	2016	Change \$	Change %	Avg. %/yr
Couple families with children	\$86,632	\$75,520	-\$11,112	-12.8%	-2.6%
Lone parent families	\$40,988	\$34,688	-\$6,300	-15.4%	-3.1%
Families without children	\$64,772	\$64,981	\$209	0.3%	0.1%
Not in an economic family	\$23,567	\$23,536	-\$31	-0.1%	0.0%
All Households	\$48,133	\$47,795	-\$338	-0.7%	-0.1%

Household Income Distribution

Household income distribution can be used to determine an approximate numbers of affordable housing options for different income groups. While the median income of Gabriola Island is \$47,795, there is also a significant proportion (17.2%) of high income households, with \$100,000 in income and higher. This proportion of high income households is lower than the RDN (25.6%) and BC (32.3%).

Table 4.12: Gabriola Island Household Income Distribution, 2015 (Statistics Canada 2017b)

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
Under \$5,000	55	2.6%	1,160	1.7%	43,415	2.3%
\$5,000 to \$9,999	55	2.6%	935	1.4%	27,140	1.4%
\$10,000 to \$14,999	105	4.9%	2,170	3.1%	55,745	3.0%

4.0 Gabriola Island Housing Needs

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
\$15,000 to \$19,999	160	7.5%	3,130	4.5%	77,565	4.1%
\$20,000 to \$24,999	135	6.3%	3,435	5.0%	78,695	4.2%
\$25,000 to \$29,999	120	5.6%	2,985	4.3%	72,985	3.9%
\$30,000 to \$34,999	120	5.6%	3,440	5.0%	78,080	4.1%
\$35,000 to \$39,999	110	5.1%	3,430	5.0%	78,395	4.2%
\$40,000 to \$44,999	145	6.8%	3,375	4.9%	76,775	4.1%
\$45,000 to \$49,999	120	5.6%	3,115	4.5%	75,860	4.0%
\$50,000 to \$59,999	175	8.2%	5,950	8.6%	143,475	7.6%
\$60,000 to \$69,999	165	7.7%	5,405	7.8%	132,845	7.1%
\$70,000 to \$79,999	125	5.8%	4,715	6.8%	122,350	6.5%
\$80,000 to \$89,999	100	4.7%	4,300	6.2%	111,350	5.9%
\$90,000 to \$99,999	85	4.0%	3,730	5.4%	99,420	5.3%
\$100,000 and over	370	17.2%	17,610	25.6%	607,855	32.3%
Total Reporting Income	2,145		68,900		1,881,965	
Median Income	\$47,795.00		\$62,349.00		\$69,995.00	
Average Income	\$62,927.00		\$77,868.00		\$90,354.00	

The proportions of all household income groups on Gabriola Island earning \$39,999 and below have declined since 2005, while the highest income households have seen the most significant increase - 100% in the period between 2005 and 2015.

Table 4.13: Gabriola Household Income Distribution, 2005-2015

Household Income	2005	% Total	2010	% Total	2015	% Total	2005-2015	% Change
Under \$9,999	220	11.0%	130	6.3%	110	5.1%	-110	-50.0%
\$10,000 to \$19,999	295	14.8%	235	11.3%	265	12.4%	-30	-10.2%
\$20,000 to \$29,999	295	14.8%	225	10.8%	255	11.9%	-40	-13.6%
\$30,000 to \$39,999	270	13.5%	260	12.5%	230	10.7%	-40	-14.8%
\$40,000 to \$49,999	190	9.5%	205	9.9%	265	12.4%	75	39.5%
\$50,000 to \$59,999	125	6.3%	185	8.9%	175	8.2%	50	40.0%
\$60,000 to \$79,999	235	11.8%	235	11.3%	290	13.5%	55	23.4%
\$80,000 to \$99,999	180	9.0%	215	10.4%	185	8.6%	5	2.8%
\$100,000 and over	185	9.3%	170	8.2%	370	17.2%	185	100%
Total Reporting Income	1,995	100%	2,075	100%	2,145	100%	150	7.5%
Median Income	\$36,703		\$48,133		\$47,795		\$11,092	30.2%
Average Income	\$50,176		\$61,684		\$62,927		\$12,751	25.4%

Household Income Groups and Household Income Disparity

For ease of comparison with the 2015 SS HNA, this report uses the same income group definitions.

Table 4.14 provides the income range for each category, as defined in relation to Gabriola Island's



median income of \$47,795. **Table 4.15** provides a comparison of the proportion of these household income groups between Gabriola, the RDN and BC as a whole.

Table 4.14: Gabriola Island Household Income Groups, 2015 (Statistics Canada 2017b)

Income Groups	Definition	Income Range	Gabriola	% Total
Little to no income	under \$15,000	under \$15,000	215	10.6%
Low income	\$15,000 to 50% median	\$15,000 to \$24,999	295	14.6%
Low to moderate income	50% - 80% median	\$25,000 to \$39,999	350	17.3%
Moderate	80% - 100% median	\$40,000 to \$49,999	265	13.1%
Moderate to above moderate	100% - 120% median	\$50,000 to \$59,999	175	8.7%
Above moderate to high	120% - 150% median	\$60,000 to \$69,999	165	8.2%
High income	150% median +	\$70,000 and over	555	27.5%
All Households	\$47,795		2,145	100%

Income disparity on Gabriola Island is similar to the disparity found in the RDN and BC, although there are a greater proportion of little to no income households on Gabriola Island, at 10%, compared to the RDN (6.2%) and BC (6.7%).

Table 4.15: Gabriola Island Household Income Groups, 2015 (Gabriola, RDN, BC) (Statistics Canada 2017b)

Total Income 2015	Gabriola	% Total	RDN	% Total	BC	% Total
Median Income	\$47,795		\$62,349		\$69,995	
Little to no income	215	10.0%	4,265	6.2%	126,300	6.7%
Low income	295	13.8%	9,550	13.9%	307,325	16.3%
Low to moderate income	350	16.3%	13,360	19.4%	374,505	19.9%
Moderate	265	12.4%	5,950	8.6%	132,845	7.1%
Moderate to above moderate	175	8.2%	10,120	14.7%	122,350	6.5%
Above moderate to high	165	7.7%	4,300	6.2%	210,770	11.2%
High income	680	31.7%	21,340	31.0%	607,855	32.3%
Total	2,145	100%	68,885	100%	1,881,950	100%

4.3 Current Housing Supply

4.3.1 Existing Housing Stock

The housing supply on Gabriola Island is largely homogenous, dominated by single-detached dwellings, which form 93.4% of the total housing supply. This compares to the RDN proportion of single-detached homes at 65.2%, and BC at 44.1%. This lack of diversity in housing stock is a contributor to a lack of affordable rental and ownership options for a full range of income groups.



Gabriola Island's 2016 total of 2,135 private dwellings represents a 2.9% increase over the 2,075 reported in the 2011 Census.

Structure Type

Table 4.16: Gabriola Island Housing by Structure Type, 2016 (Statistics Canada 2017b)

Structure Type	Gabriola	% Total	RDN	% Total	BC	% Total
Single-detached house	1,995	93.4%	44,910	65.2%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	1,320	1.9%	177,830	9.4%
Movable dwelling	55	2.6%	2,635	3.8%	49,290	2.6%
Semi-detached house	35	1.6%	2,985	4.3%	57,395	3.0%
Row house	-	0.0%	2,940	4.3%	147,830	7.9%
Apartment, duplex	15	0.7%	5,335	7.7%	230,075	12.2%
Apartment < 5 storeys	30	1.4%	8,640	12.5%	385,140	20.5%
Other single-attached house	5	0.2%	145	0.2%	3,755	0.2%
Total Private Dwellings	2,135	100%	68,910	100%	1,881,975	100%

It should be noted that these figures from the census are significantly different from the legally recognized numbers of duplexes and semi-detached houses. Gabriola Island Planners have confirmed that there are only two legally zoned duplexes based on grandfathering of the date of construction. The other semi-detached houses and other attached houses may reflect illegal housing units.

Housing Indicators and Tenure

Tables 4.17 and **4.18** show the total number and proportion of households in core housing need for renters and owners, respectively. A household is in core housing need if it falls below at least one of the three standards of adequacy, suitability or affordability. Adequacy refers to the condition of the home, and whether it requires major repairs according to residents. A suitable home is one that has enough bedrooms for the size and makeup of the household, and an affordable home is one that costs less than 30% of before-tax household income.

(https://www.cmhc-chl.gc.ca/en/hoficlincl/observer/observer_044.cfm).

Table 4.17: Gabriola Island Housing Indicators - Renters (Statistics Canada 2017b)

Households in Rented Dwellings	Gabriola	% Total	RDN	% Total	BC	% Total
Adequacy: major repairs needed	35	9.6%	1,425	8.0%	44,120	7.4%
Suitability: not suitable	15	4.1%	1,105	6.2%	59,485	9.9%
Affordability: 30% or more of household income is spent on shelter costs	190	52.1%	8,550	47.8%	255,960	42.7%
Adequacy, suitability or affordability: major repairs needed, or not suitable, or 30% or more of household income is spent on shelter costs	210	57.5%	9,900	55.3%	315,465	52.6%



4.0 Gabriola Island Housing Needs

Lack of affordable rental housing appears to be a more significant issue on Gabriola Island than in the RDN or BC. The 2016 Census data shows that 52.1% of Gabriola Island households that rent are spending more than 30.0% of household income on shelter costs. This compares to 47.8% of households in the RDN, and 42.7% for BC.

Other indicators are similar or better than in the RDN or BC, with slightly more rental dwellings in need of major repairs, but a lower rate of un-suitable housing on Gabriola as compared to the RDN and BC.

Table 4.18: Gabriola Island Housing Indicators - Owners (Statistics Canada 2017b)

Households in Owned Dwellings	Gabriola	% Total	RDN	% Total	BC	% Total
Adequacy: major repairs needed	150	8.4%	2,510	4.9%	66,915	5.2%
Suitability: not suitable	15	0.8%	670	1.3%	37,540	2.9%
Affordability: 30% or more of household income is spent on shelter costs	355	19.9%	8,070	15.8%	256,250	20.0%
Adequacy, suitability or affordability: major repairs needed, or not suitable, or 30% or more of household income is spent on shelter costs	460	25.8%	10,365	20.4%	332,015	26.0%

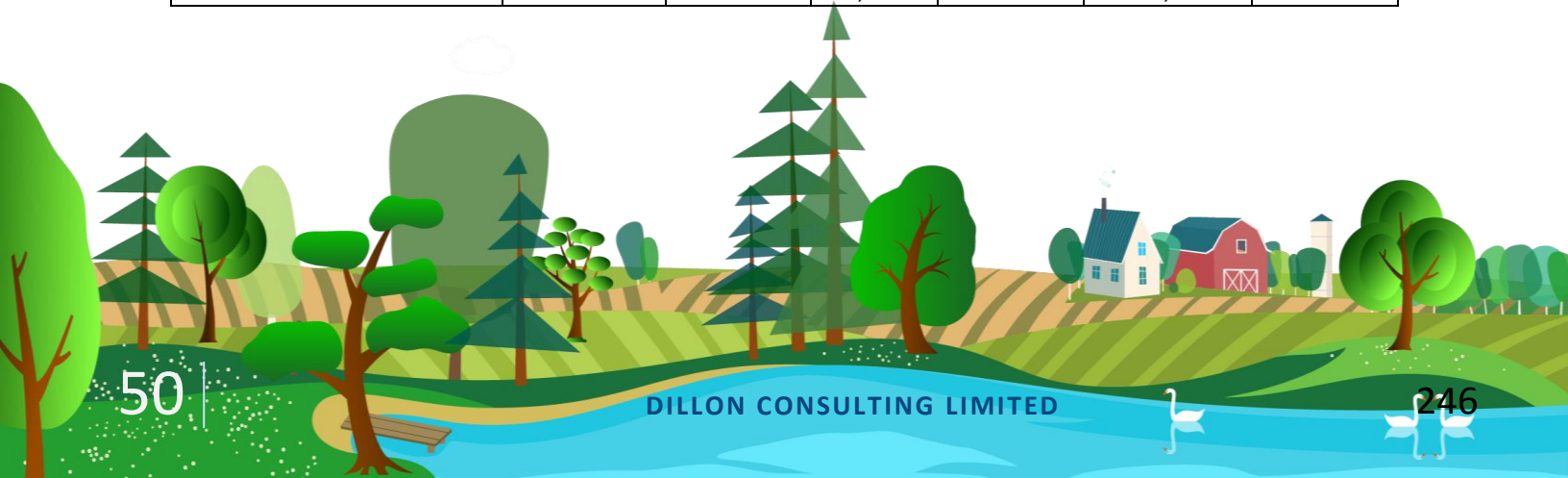
Compared to rental households, the rate of households in owned dwellings in core housing need on Gabriola Island were universally lower. While 19.9% of owner households on Gabriola Island report spending 30% or more of household income on shelter, 52.1% of renter households report spending more than 30%. While Gabriola's core housing need rate is similar to that of the RDN and BC for suitability and affordability, the island has a higher rate of dwellings in need of major repairs, at 8.4%, compared to 4.9% in the RDN and 5.2% in BC.

Age of Housing Stock

Gabriola Island's housing stock is generally similar in age to that of the RDN and BC; although, there is a lesser proportion of homes built in 1960 or before, and a greater proportion of homes built between 1991 and 2000. Also notable is that the proportion of homes on the island built since 2011 is lower for Gabriola (4.7%) than the RDN (6.1%) or BC (7.2%).

Table 4.19: Gabriola Island Dwelling Age (Statistics Canada 2017b)

Construction Period	Gabriola	% Total	RDN	% Total	BC	% Total
1960 or before	85	4.0%	7,685	11.2%	267,560	14.2%
1961 to 1980	615	28.7%	19,585	28.4%	559,485	29.7%
1981 to 1990	360	16.8%	11,200	16.3%	289,565	15.4%
1991 to 2000	610	28.5%	14,905	21.6%	331,865	17.6%
2001 to 2005	155	7.2%	4,995	7.2%	125,335	6.7%
2006 to 2010	215	10.0%	6,335	9.2%	171,945	9.1%



4.0 Gabriola Island Housing Needs

2011 to 2016	100	4.7%	4,195	6.1%	136,210	7.2%
Total	2,140	100%	68,900	100%	1,881,965	100%

As noted above, much of the housing constructed in the 1950s and 1960s were cottages for summer vacation use only.

Non-Resident Ownership

At 71.7%, Gabriola Island's rate of dwellings occupied by usual residents is lower than that of the RDN (94.0%) and BC (91.0%). The percentage of dwellings occupied by the usual residents on Gabriola Island has decreased by 1.5% since 2006.

Table 4.20: Gabriola Island Dwellings Occupied by Usual Residents 2006-2016

Census Year	Gabriola	% Total	RDN	% Total	BC	% Total
2016	2143	71.7%	68,904	94%	1,881,969	91%
2011	2075	69.9%	64,463	91.2%	1,764,637	90.7%
2006	1998	72.8%	59,870	93.6%	1,642,715	91.9%
% Change 2006-2016		-1.5%		0.0%		-0.7%

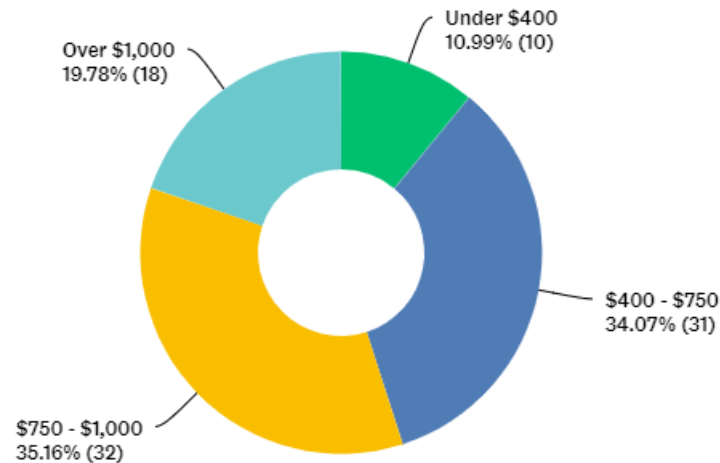
4.3.5 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Gabriola Island, and there is no formal inventory of rental properties conducted on the island. The information provided here is not comprehensive, but provides a general 'snapshot' of rental availability and cost on Gabriola. A more complete rental market survey would provide a more accurate picture of rental availability and cost on the island. The information here has been gathered from a variety of sources, including the Gabriola Home Rentals Facebook group, Padmapper.com, and the Gabriola Sounder Classifieds.



Figure 4.2: What is your monthly rent?



A January 2018 search on Padmapper.com shows no long-term rental options for Gabriola Island, while 12 short-term/vacation (AirBnB) rental options are available. These listings range from \$1,251 to \$3,276 per month for a room, and \$2,899 to \$5,077 per month for a full home. Similarly, the Gabriola Home Rentals Facebook group has few homes available for rent, with a much greater number of members posting in search of homes to rent than offering.

The online survey asked respondents what their monthly rent was. While this information is far from a complete picture of the rental market on Gabriola Island, it paints a picture of a severe lack of affordable housing rental options. While many respondents to a survey conducted for this assessment reported that their rents were in the affordable ranges (provided in **Section 4.4.1**), there appears to be an overall lack of available units in these price ranges.

Social Housing

There is currently no social housing or assisted living on Gabriola Island. The Gabriola Retirement Village is a private development that provides cottages for rent or purchase at affordable rates. Gabriola Garden Homes is a three storey condominium building originally built by the Lions Club but in the absence of a Housing Agreement, it is a free market development geared to seniors. The Gabriola Housing Society advocates in support of affordable housing in many forms.

4.3.6 Homeowner Options

Current Listings

Table 4.21 provides MLS listings as of January 24, 2018 to provide an understanding of housing currently available for purchase on Gabriola Island. The table also includes the income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan, 25 year amortization period, and 4% interest.

There were a total of 17 listings on this date, with an average price of \$1,206,747 and median price of \$525,000. A relatively small number of higher priced homes (above \$1,000,000) skew the average substantially higher than the median price. While the number of available listings is relatively low, there is presently a range of home price categories available on the island. Also of note is the fact that all of the homes available for purchase on this date were single family dwellings.

Table 4.21: Gabriola Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	1	\$275,000	\$51,547
\$300,000 - \$399,999	4	\$362,975	\$65,477
\$400,000 - \$499,999	3	\$458,633	\$80,625
\$500,000 - \$599,999	1	\$525,000	\$91,134
\$600,000 - \$699,999	-		
\$700,000 - \$799,999	2	\$749,500	\$126,684
\$800,000 - \$899,999	1	\$899,900	\$150,500
\$900,000 - \$999,999	-		
\$1,000,000 - \$1,499,999	1	\$1,100,000	\$182,186
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	2	\$2,644,000	\$426,680
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	1	\$3,600,000	\$578,064
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	1	\$4,500,000	\$720,580
\$5,000,000 and up	-		
Total	17		
Average \$		\$1,206,747.06	\$199,090
Median \$		\$525,000.00	\$91,134



Census Reported Dwelling Values

Dwelling values are self-reported by owners in census data and may be based on their tax assessed value. **Table 4.22** illustrates the median value of dwellings on Gabriola Island. The only structure type represented in this data is single-detached and single-attached houses, which reflects the predominance of single family homes on Gabriola Island. The median total dwelling value Gabriola Island (\$375,448) is lower than that of the RDN (\$390,750) and BC (\$500,874).

Table 4.22: Gabriola Island Median Value by Structure Type, 2016 (Census 2016)

Median Value by Structure Type	Gabriola	RDN	BC
Single-detached House	\$375,544	\$400,980	\$552,543
Apartment building 5+ storeys	\$-	\$348,641	\$478,755
Moveable dwelling	\$-	\$85,469	\$96,346
Semi-detached house	\$-	\$348,860	\$465,907
Row house	\$-	\$254,185	\$420,176
Apartment, duplex	\$-	\$399,780	\$898,875
Apartment building, less than 5 storeys	\$-	\$230,070	\$311,066
Other single-attached house	\$300,512	\$300,941	\$469,666
Total Private Dwellings	\$375,448	\$390,750	\$500,874
Gabriola \$ Difference		-\$15,302	-\$125,426
Gabriola % Difference		-4.1%	-33.4%

4.4 Housing Affordability

4.4.1 Affordability Targets

Household Type

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income. Based on these assumptions, **Table 4.23** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Affordable purchase price was calculated based on an assumed 4% interest rate, 25 year amortization, and 75% loan-to-value ratio. To allow comparison with the SS HNA, the homeowner monthly shelter costs includes \$200 for taxes, insurance and utilities.

4.0 Gabriola Island Housing Needs

Based on these assumptions, **Table 4.23** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Table 4.23: Gabriola Island Household Affordability Targets

Household Affordability Targets	Gabriola	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	230	10.0%	\$75,520	\$1,888	\$427,000
Lone parent families	110	4.8%	\$34,688	\$867	\$169,000
Families without children	980	42.7%	\$64,981	\$1,625	\$360,000
Not in an economic family	970	42.3%	\$23,536	\$588	\$99,000
All Households (2015)	2290	100%	\$47,795	\$1,195	\$252,000

Income Groups and Ideal Affordable Housing Supply

Table 4.24 provides a detailed breakdown of the ideal number of housing units available for each of the income groups identified in **Table 4.14** above, based on the percentage of the total households each group comprises. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks as previously identified in this report.

For example, for the “low to moderate” income group, there would ideally be 355 units available at a monthly rent of \$813 or lower. As another example, for the “moderate to above moderate” income group, there would ideally be 175 housing units at a purchase price of \$297,000 or less. This still requires that these low and moderate income households would need to provide a down payment in the range of \$59,400 to \$74,250.

As an illustration of how this table can be used, it indicates that 45% of households (all households below moderate income of \$40,000) need rental housing \$938/month or less. As another example, 11.2% of households can afford a home with a purchase price of \$581,000.

Table 4.24: Gabriola Island Ideal Housing Supply - Rental and Purchase Prices

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	65	3.0%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	50	2.3%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	110	5.1%	\$12,500	\$313	\$29,000



Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Low income	\$15,000 to \$19,999	165	7.7%	\$17,500	\$438	\$60,000
	\$20,000 to \$24,999	145	6.8%	\$22,500	\$563	\$92,000
Low to moderate income	\$25,000 to \$29,999	145	6.8%	\$27,500	\$688	\$124,000
	\$30,000 to \$34,999	135	6.3%	\$32,500	\$813	\$155,000
	\$35,000 to \$39,999	150	7.0%	\$37,500	\$938	\$187,000
Moderate	\$40,000 to \$44,999	155	7.2%	\$42,500	\$1,063	\$218,000
	\$45,000 to \$49,999	105	4.9%	\$47,500	\$1,188	\$250,000
Moderate to above moderate	\$50,000 to \$59,999	215	10.0%	\$55,000	\$1,375	\$297,000
Above moderate to high	\$60,000 to \$69,999	150	7.0%	\$65,000	\$1,625	\$360,000
High income	\$70,000 to \$79,999	125	5.8%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	115	5.4%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	75	3.5%	\$95,000	\$2,375	\$550,000
	\$100,000 +	240	11.2%	\$100,000	\$2,500	\$581,000
Median Income		2,145	100%	\$47,795	\$1,195	\$252,000

4.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

4.5.1 Stakeholder/Key Informants Interviews

During the course of this study, both Local Trustees (Heather O’Sullivan and Melanie Mamoser) and the Regional RDN Director (Howard Houle) were interviewed individually. In addition, there was a meeting with the Gabriola Housing Society representatives and a round table of key stakeholders held to capture comments and concerns regarding housing on Gabriola.

The stakeholder meeting included representatives from the Chamber of Commerce, local realtors, Sustainable Gabriola, employers and People for a Healthy Community. The group recognized that while seniors were a group in need and that this group would continue to grow for the next 20 years, there was a significant need for housing for the employees of the island businesses.

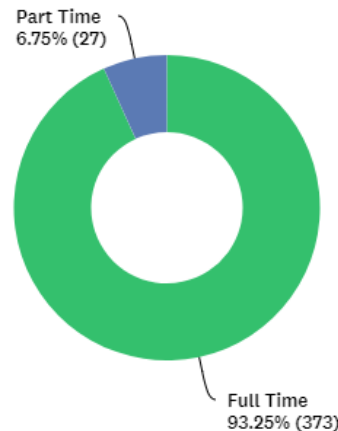
4.5.2 Online Survey

Islands Trust posted the survey on the website and hard copies were provided at People for a Healthy Community for clients to complete on a Food Bank Lunch Social day. There were a total of 404 responses to the Gabriola Island Housing Needs Assessment survey, representing approximately 10% of

the total population. The survey results illustrate the fact that housing is an ongoing topic of interest for Gabriola residents. This section provides a summary of input gathered from the community through the survey. Full survey results can be found in **Appendix B**. Of the respondents, 93% were usual residents and 77% of the respondents owned their own homes.

A majority of survey respondents stated that they live on Gabriola island full-time. This percentage (93%) is higher than the number of dwellings occupied by usual residents (71.7%), as indicated in the 2016 Census data.

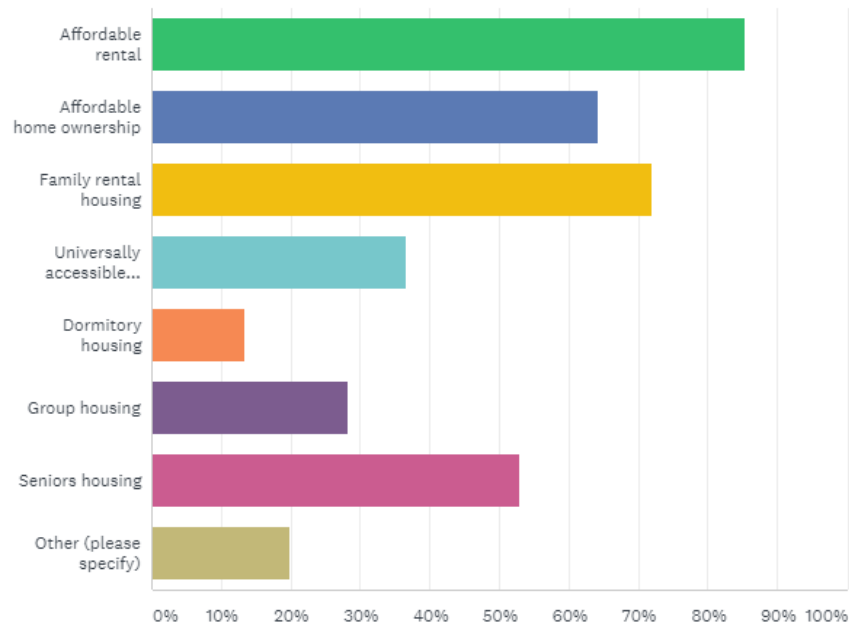
Figure 4.3: Are you a full-time resident or a part-time / seasonal resident?



Survey respondents indicated that affordable rental was the top housing gap on Gabriola Island, followed by family rental housing and affordable rental housing. This mirrors the findings of the quantitative analysis above, which illustrated that a much greater proportion of renters on Gabriola Island are in housing that is unaffordable relative to income.



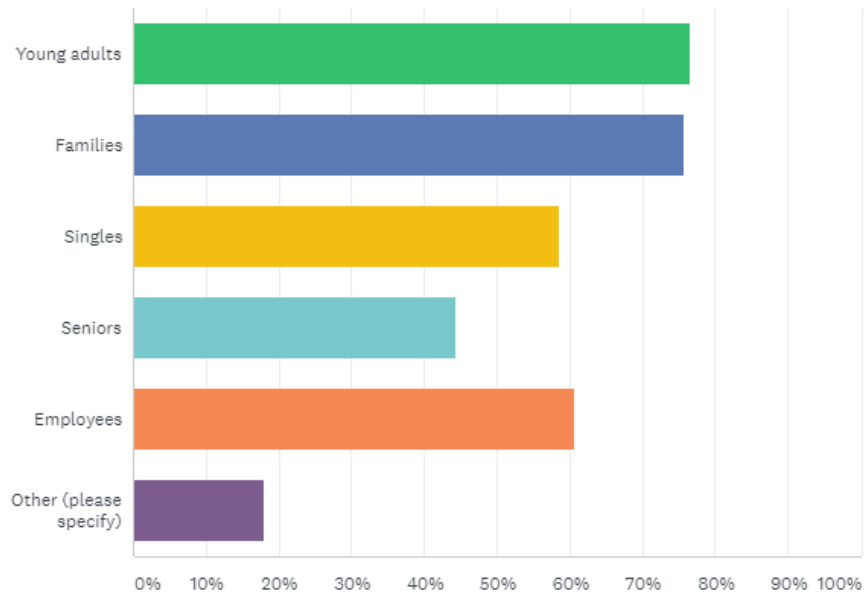
Figure 4.4: What housing supply gaps currently exist on your island? (check all that apply)



When asked what groups are not able to access housing on Gabriola, survey respondents indicated that housing is not accessible to young adults and families, although respondents indicated that affordability was an issue for many different groups on Gabriola Island.

4.0 Gabriola Island Housing Needs

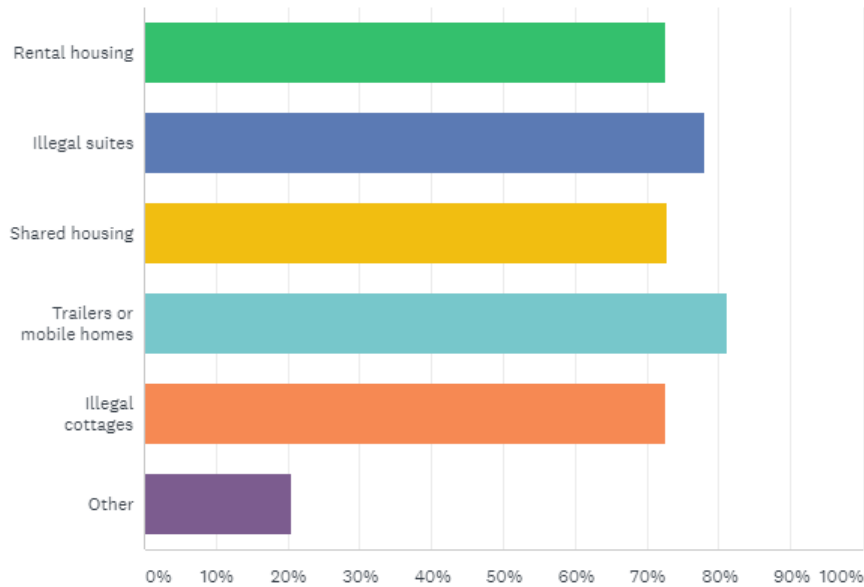
Figure 4.5: What groups are not able to access housing on your island? (check all that apply)



Because rental accommodation is so scarce on Gabriola Island, the survey asked where people who need affordable housing live on Gabriola Island. The survey results indicated residents in need of affordable housing find it by a variety of means. Illegal suites and cottages were high among the responses, indicating that the current housing market is not providing sufficient 'legitimate' housing options. This is reflected in the responses to Question 20 of the survey: Are you aware of people living in illegal and inappropriate housing on your island? 74% of respondents said yes to this question.

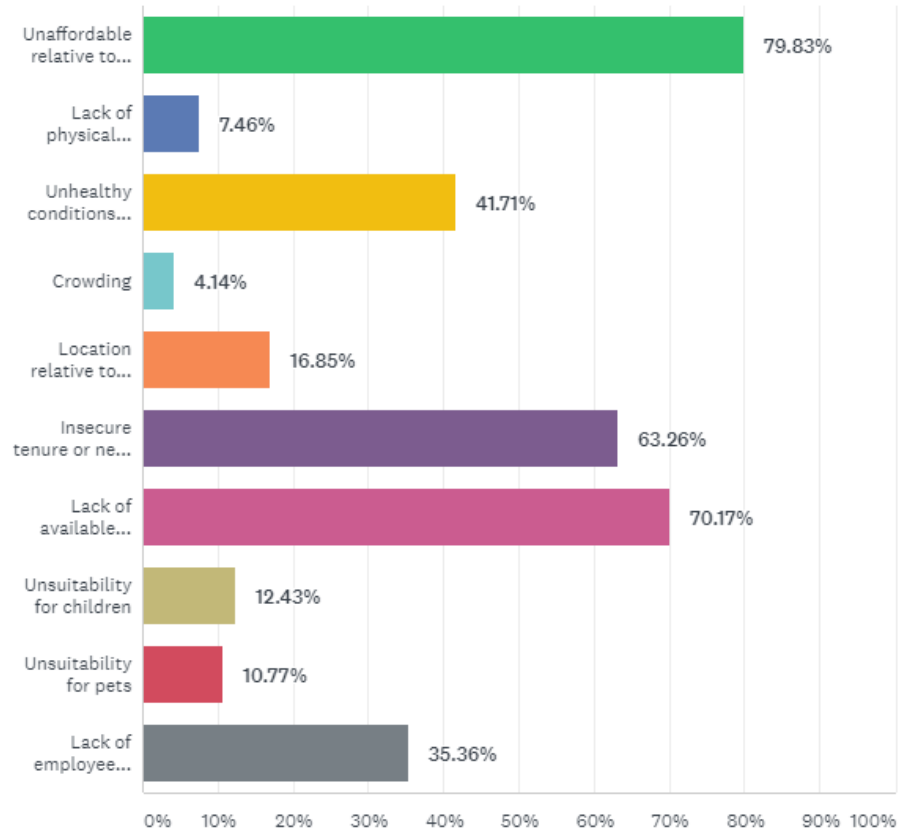


Figure 4.6: Where do the people that need affordable housing currently live on your island?



Respondents were asked to select the top three housing challenges faced by people on Gabriola Island. Survey respondents felt that the most important housing challenges faced by Gabriola Island were unaffordability relative to income, lack of available options and insecure tenure or need for frequent moves. This lack of affordability and insecure tenure are reflected by the rental market data above, that indicated very few long-term rental homes available on the island. The majority of available rental homes appear to be targeted to seasonal or vacation rentals.

Figure 4.7: Please select the top three housing challenges faced by your island



4.6 Affordable Housing Gaps

It appears there are four main groups that are unable to access appropriate, affordable, accessible and secure rental housing. These groups are:

- Low income seniors;
- Young singles;
- Families; and
- Older singles.

Gabriola has a significant vulnerable population. With over 150 people each week being served by the Food Bank, many seniors receiving Meals on Wheels, and a number of residents currently on various social and welfare programs, it is evident that there are several vulnerable populations on Gabriola Island. The anecdotal information in the survey and from the stakeholder meetings identified many



people who live in tents, in their vehicles and in substandard housing (garden sheds with an extension cord for power with no cooking or bathroom facilities). Quantitative analysis shows 25% of people with low or no income.

Gabriola has never conducted a homelessness count but it would be valuable information to have to assist with the quantification of the housing needs.

There are approximately 650 seniors that currently live alone. One of the assumptions is that over the next 10 years, these people will age to the point where they are unable to live alone and will be in need of assisted living. Assuming that half of these seniors remain on Gabriola, over the next 10 years they will age and begin to need special housing needs. It is assumed that this would transition for the need of 32 seniors housing units per year over the next 10 years. With two 'seniors' developments (the Lions Seniors Facility and the Retirement Cottages) along with services that allow people to age in their own homes such as Meals on Wheels and Homecare services, seniors housing, and services on Gabriola Island have been partially addressed.

The Bylaw Enforcement Office has indicated that there are currently 17 open files of illegal residences. Because Bylaw enforcement is by complaint only, and complaints are approximately 10% of the actual illegal activity, it is assumed that there are an additional 170 illegal housing units on the island. Some of these people are assumed to have been counted in the census (55 semi-detached houses) while others are not captured in the census due to the owners and the tenants avoiding exposure. Many of these people are employed on Gabriola Island in the service industry and often have multiple part-time jobs. Many jobs on Gabriola are not full-time (so the employer does not have to provide benefits) and so people are forced to have multiple part-time jobs to earn a living wage. These people are also vulnerable and are often the people that are forced to move several times a year to accommodate the summer or seasonal rentals.

4.7 Conclusion and Recommendations

Should the population of Gabriola grow in relation to the Region to 5,295 by 2041, it will require an increase in residential units of 686 units or 28 units per year, and with 42.6% of these units needing to be "affordable", Gabriola would require 12 affordable housing units per year. This can be accomplished by a number of actions:

- Local not-for-profit organizations can acquire land through donation and apply for funding to construct affordable housing;



4.0 Gabriola Island Housing Needs

- The Local Trust Committee can strengthen their affordable housing policies and direction in the OCP to support various forms of affordable housing; and
- The Local Trust Committee could consider entering into Housing Agreements with individual owners of housing and not-for-profit organizations to ensure affordable housing stays affordable in the long-term.



5.0 Gambier and Keats Islands Housing Needs

Gambier, Keats and the other islands within the Local Trust Area are accessed by a BC Ferries contracted water taxi originating out of Langdale Terminal. Various private water taxis provide service to points around the community nodes closer to Horseshoe Bay and off the Sunshine Coast. There is no car ferry access to any of the islands in this area. In addition, they have very small populations; as such, much of the census material is not broken down by island. Gambier and Keats Islands are located within the Sunshine Coast Regional District (SCRD).

5.1 Demographics and Population

The following information provides a summary of the current population and demographic breakdown as well as the projections for the future. Gambier and Keats Islands are within the same DPL; therefore, grouped throughout this report.

5.1.1 Population 2016

Demographics and Age

The 2016 Census indicates that the combined population of Gambier and Keats Islands is 240. The population is older than the SCRD and the population of BC, with notably higher rates of those between 55 and 74 years of age. The median age for Gambier and Keats Islands is 61.4 compared to 54.9 for SCRD and 43.0 for BC. **Table 5.1** and **Figure 5.1** illustrate the population of Gambier Island, compared to the SCRD and BC.

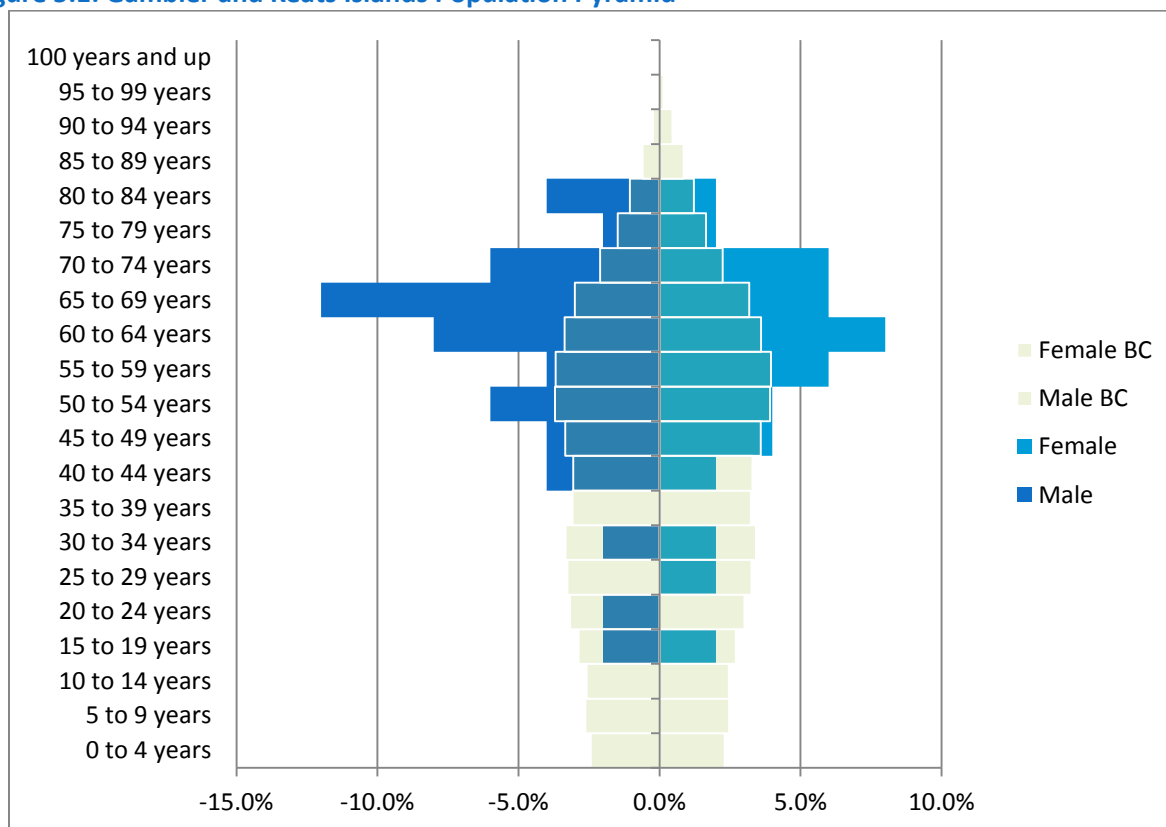
Table 5.1: Gambier and Keats Islands Age Categories (Statistics Canada 2017c)

Ages - 2016	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
0 to 4 years	-	0.0%	525	3.7%	220,625	4.7%
5 to 14 years	-	0.0%	1,215	8.5%	470,760	10.1%
15 to 19 years	5	2.1%	705	4.9%	258,980	5.6%
20 to 24 years	5	2.1%	555	3.9%	287,560	6.2%
25 to 44 years	30	12.5%	2,465	17.2%	1,208,030	26.0%
45 to 54 years	35	14.6%	1,885	13.1%	676,740	14.6%
55 to 64 years	65	27.1%	2,810	19.6%	679,020	14.6%
65 to 74 years	75	31.3%	2,655	18.5%	489,305	10.5%
75 to 84 years	20	8.3%	1,135	7.9%	250,480	5.4%

5.0 Gambier and Keats Island Housing Needs

Over 85	5	2.1%	405	2.8%	109,190	2.3%
Totals	240	100.0%	14,355	100.0%	4,650,690	100.0%
Median Age	61.4		54.9		43.0	

Figure 5.1: Gambier and Keats Islands Population Pyramid



Seniors and Retirees

Table 5.2 provides a more detailed breakdown of the senior population on Gambier and Keats Islands. Senior population is defined here as 55 and over. According to the 2016 Census, over 68.8% of Gambier and Keats Islands residents are over the age of 55, higher than the SCRD (48.8%) and BC (32.9%).

Further, when compared to the SCRD and BC, Gambier and Keats Islands has more residents aged 60 to 74 years of age. However, less of the proportion of residents are aged 75 years and above. This could indicate that seniors may be 'aging out' of the island due to a lack of suitable housing.

Table 5.2: Gambier and Keats Islands Seniors Ages (Statistics Canada 2017c)

Senior's Ages	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
55 to 59 years	25	15.2%	1,285	18.3%	354,925	23.2%



5.0 Gambier and Keats Island Housing Needs

Senior's Ages	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
60 to 64 years	40	24.2%	1,525	21.8%	324,095	21.2%
65 to 69 years	45	27.3%	1,495	21.3%	287,520	18.8%
70 to 74 years	30	18.2%	1,160	16.6%	201,785	13.2%
75 to 79 years	10	6.1%	665	9.5%	145,225	9.5%
80 to 84 years	10	6.1%	470	6.7%	105,255	6.9%
Over 85	5	3.0%	405	5.8%	109,190	7.1%
Totals	165	100.0%	7,005	100.0%	1,527,995	100.0%
% Total Population		68.8%		48.8%		32.9%

5.1.2 Household Characteristics

Household Composition

This report uses statistics for households as they better represent residential dwellings units rather than individuals. Gambier and Keats Islands have a much lower proportion of families with children (10.0%) than the SCRD (25.3%) and BC (35.5%). In the case of lone parent families, the composition is similar.

Table 5.3 shows the household composition for Gambier and Keats Islands, compared to SCRD and BC in more detail.

Table 5.3: Gambier and Keats Islands Household Composition (Statistics Canada 2017c)

Household Composition	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
Families with children	15	10.0%	3,540	25.3%	668,035	35.5%
Lone parent families	5	3.3%	1,205	8.6%	197,940	10.5%
Families without children	65	43.3%	5,175	37.0%	527,700	28.0%
One person households	60	40.0%	4,615	33.0%	541,915	28.8%
Multiple census family households	5	3.3%	185	1.3%	55,620	3.0%
Two or more person non-census family households	5	3.3%	480	3.4%	88,705	4.7%
Total Households	150	100%	13,995	100%	1,881,975	100%

Table 5.4 shows the trends in household composition on Gambier and Keats Islands over a five year period. There has been an increase of 15 households (11.1%) on Gambier and Keats Islands over this period. The total number of one person households and lone parent families has also increased over the same period. There has been a 33.3% decrease in the number of “other households” (multi-family and two or more person non-census family households) on Gambier and Keats Islands over a five year period. This could indicate a reduction of housing affordability to those not defined as census families, but living in the same household (roommates), as well as families sharing homes.

5.0 Gambier and Keats Island Housing Needs

Table 5.4: Gambier and Keats Islands Household Composition (2011, 2016 Census)

Household Composition	2011	2016	5 Year Change	% Change
Families with children	15	15	0	0.0%
Families without children	5	5	0	0.0%
Lone parent families	55	65	10	18.2%
One person households	50	60	10	20.0%
Other households	15	10	-5	-33.3%
Total Households	135	150	15	11.1%
Average Household Size	1.8	1.8	0.0	0.0%

Tenure – Rental and Ownership

Table 5.5 shows the breakdown of home ownership compared to rental units on Gambier and Keats Islands, SCRD, and BC. Only 7.1% of all households are rented on Gambier and Keats Islands, compared to 22% in the SCRD and 31.9% in BC. This results in less rental opportunities on Gambier and Keats Islands.

Table 5.5: Gambier and Keats Islands Household Tenure (Statistics Canada 2017c)

Household Tenure	Gambier	% Total	SCRD	% Total	BC	% Total
Rented	10	7.1%	3,080	22.0%	599,360	31.9%
Owned	130	92.9%	10,890	78.0%	1,279,020	68.1%
Total Households	140	100%	13,970	100%	1,878,380	100%

Household tenure data was not available at the census level for 2006 and 2011 on Gambier and Keats Islands; therefore, household tenure over time could not be calculated.

Household Sizes

Table 5.6 shows household size on Gambier and Keats Islands compared to SCRD and BC. Reflective of the household composition, there is a higher proportion of one person (41.4%) and two person (48.3%) households on Gambier and Keats Islands when compared to the SCRD (33% and 42.7%) and BC (28.8% and 35.3%). 89.7% of residents on Gambier and Keats Islands live in one or two person households. The average number of persons per household on Gambier and Keats Islands is 1.7 which is lower than that of the SCRD (2.1) and BC (2.4).

Table 5.6: Gambier and Keats Islands Household Sizes (Statistics Canada 2017c)

Household Size	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
1 person	60	41.4%	4,615	33.0%	541,910	28.8%
2 persons	70	48.3%	5,975	42.7%	663,770	35.3%
3 persons	5	3.4%	1,625	11.6%	277,690	14.8%
4 persons	5	3.4%	1,225	8.8%	243,125	12.9%



Household Size	Gambier and Keats	% Total	SCRD	% Total	BC	% Total
5 or more persons	-	0.0%	555	4.0%	155,470	8.3%
# Private households	145	97%	13,995	100%	1,881,970	100%
# Persons in private households	245		29,370		4,560,240	
Average # Persons	1.7		2.1		2.4	

5.2 Income 2015

The 2016 Census captures the income from the previous year, in this case, 2015. Detailed income information for Gambier and Keats Islands is not available. Statistics Canada is not able to provide this data due to a small population, as privacy issues may result. Only the median incomes were reported at the island level. **Table 5.7** shows the median income for Gambier and Keats Islands compared to SCRD and BC. The median reported income for Gambier and Keats Islands is lower than SCRD and BC.

Table 5.7: Gambier and Keats Islands Median Income (Statistics Canada 2017c)

Total Income 2015	Gambier	SCRD	BC
Median Income	\$53,888	\$60,279	\$69,995

5.3 Current Housing Supply

5.3.1 Existing Housing Stock

Structure Type

The housing supply on Gambier and Keats Islands is 100% single-detached dwellings. This is higher than the SCRD (79.7%) and BC (44.1%). Lack of diversity in housing stock can be a contributor to a lack of affordable rental and ownership options for a full range of income groups and family compositions. This relationship is shown in **Table 5.8**.

Table 5.8: Gambier and Keats Islands Housing by Structure Type, 2016 (Statistics Canada 2017c)

Structure Type	Gambier	% Total	SCRD	% Total	BC	% Total
Single-detached house	140	100.0%	11,150	79.7%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	100	0.7%	177,830	9.4%
Movable dwelling	-	0.0%	505	3.6%	49,290	2.6%
Semi-detached house	-	0.0%	275	2.0%	57,395	3.0%
Row house	-	0.0%	575	4.1%	147,830	7.9%
Apartment, duplex	-	0.0%	490	3.5%	230,075	12.2%
Apartment < 5 storeys	-	0.0%	880	6.3%	385,140	20.5%
Other single-attached house	-	0.0%	20	0.1%	3,755	0.2%
Total Private Dwellings	140	100%	13,995	100%	1,881,975	100%

Housing Indicators and Tenure

Statistics Canada data for housing indicators was not available at the DPL geographic level for this report.

Age of Housing Stock

Table 5.9 shows the period of construction of dwellings on Gambier and Keats Islands, compared to SCRD and BC. Interestingly, construction on Gambier and Keats Islands prior to 2000 mirrored BC. Gambier and Keats Islands experienced five years of no growth between 2001 and 2005 but since has experienced 11.1% growth rates in consecutive census periods.

Table 5.9: Gambier and Keats Islands Dwelling Age (Statistics Canada 2017c)

Construction Period	Gambier	% Total	SCRD	% Total	BC	% Total
1960 or before	20	14.8%	1,360	9.7%	267,560	14.2%
1961 to 1980	35	25.9%	3,825	27.3%	559,485	29.7%
1981 to 1990	25	18.5%	2,375	17.0%	289,565	15.4%
1991 to 2000	25	18.5%	2,985	21.3%	331,865	17.6%
2001 to 2005	0	0.0%	1,180	8.4%	125,335	6.7%
2006 to 2010	15	11.1%	1,415	10.1%	171,945	9.1%
2011 to 2016	15	11.1%	855	6.1%	136,210	7.2%
Total	135	100%	13,995	100%	1,881,965	100%

Non Resident Ownership

Table 5.10 shows the portion of dwellings on Gambier and Keats Islands which are occupied by usual residents. Usual place of residence applies to those who own multiple properties. At 13.1%, Gambier and Keats Islands rate of dwellings occupied by usual residents is much lower than that of the SCRD (80.5%) and BC (91.2%). This indicates that there are a high proportion of vacation properties on Gambier and Keats Islands.

Table 5.10: Gambier and Keats Islands Dwellings Occupied by Usual Residents 2011-2016

Census Year	Gambier	% Total	SCRD	% Total	BC	% Total
2016	143	13.1%	13,995	80.5%	1,881,969	91%
2011	133	14.2%			1,764,637	90.7%
% Change 2011-2016		-1.1%				-0.7%



5.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Gambier and Keats Islands, and there is no formal inventory of rental properties conducted on the Gambier and Keats Islands. The rental housing market is extremely limited for Gambier and Keats Islands. As of January 2018, there were no long-term homes available for rent in public listings on Craigslist, Padmapper, or Kijiji. A search on AirBnB found four vacation rental properties available.

While this information is far from a complete picture of the rental market on Gambier and Keats Islands, it begins to paint a picture of a lack of affordable housing rental options. The survey also discussed reported rents; however, there were no responses to the survey from renters on Gambier and Keats Islands.

Social Housing

There is no social housing or supported housing on either Gambier or Keats Islands.

5.3.3 Homeowner Options

Current Listings

Table 5.11 below provides MLS listings as of January 30, 2018 to provide a snapshot of housing currently available for purchase on Gambier and Keats Islands. The table also includes income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan over a 25 year amortization period, and 4% interest.

There were a total of six listings available on Gambier and Keats Islands, with an average price of \$546,500 and a median price of \$441,500. While the number of available listings is relatively low, there is presently a range of home price categories available on Gambier and Keats Islands. It is noted that all homes available for purchase on this date were single family dwellings.

Table 5.11: Gambier and Keats Islands MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	2	\$299,000	\$55,347
\$300,000 - \$399,999	1	\$385,000	\$68,965

5.0 Gambier and Keats Island Housing Needs

Price Range	# Listed	Average Cost	Income Required
\$400,000 - \$499,999	1	\$498,000	\$86,859
\$500,000 - \$599,999	-		
\$600,000 - \$699,999	-		
\$700,000 - \$799,999	-		
\$800,000 - \$899,999	2	\$899,000	\$150,358
\$900,000 - \$999,999	-		
\$1,000,000 - \$1,499,999	-		
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	6		
Average \$		\$546,500.00	\$94,539
Median \$		\$441,500.00	\$77,912

Census Reported Dwelling Values

Data for median value of dwellings by structure type is not available at the geographic level provide data for Gambier and Keats Islands, specifically.

5.4 Housing Affordability

Sufficient Statistics Canada data was not available to complete an analysis of housing affordability by income range. The required statistics were unavailable because of suppression due to low population numbers and confidentiality concerns.

5.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

5.5.1 Stakeholder/Key Informants Interviews

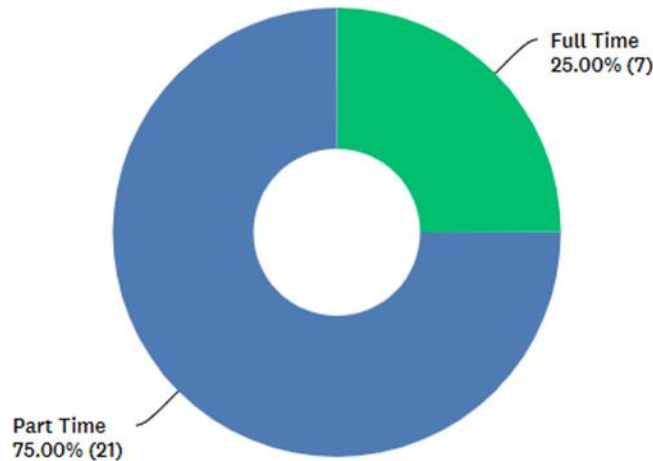
No community or stakeholder meeting was held on either Gambier or Keats Islands, but the Local Trustee provided information about the islands, housing and employment.



5.5.2 Online Survey

There were a total of 38 responses from Gambier and Keats to the Islands Trust Online Survey. This represents just over 10% of the permanent population. No renters responded to the survey; only home owners. Of the respondents, 25% were full-time residents of the islands.

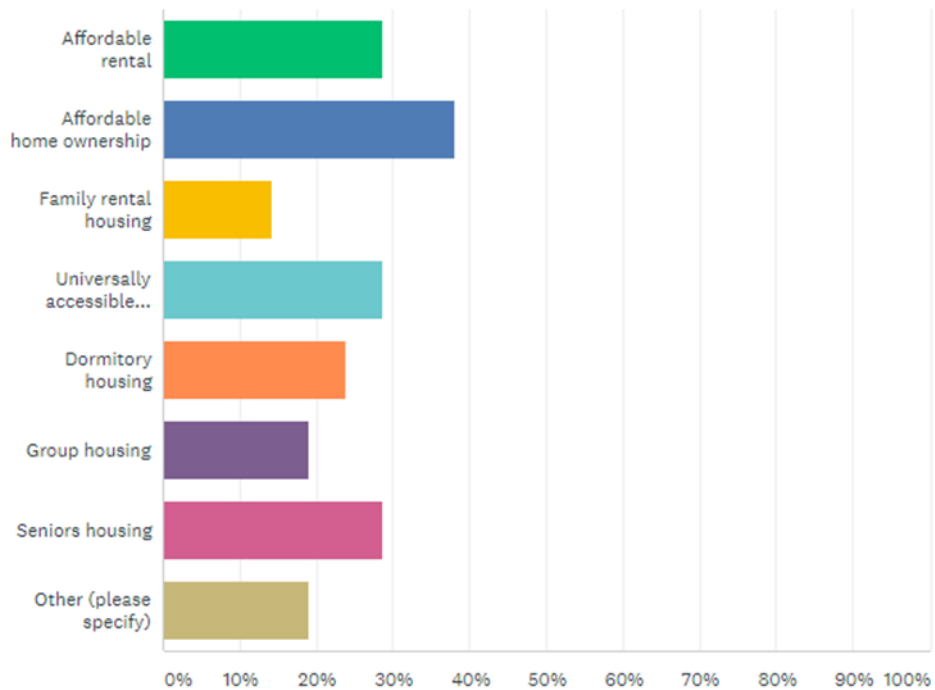
Figure 5.1: Are you a full-time or part-time / seasonal resident?



The survey asked people what the housing gaps were on Gambier and Keats Islands. The top two answers by the respondents were affordable home ownership and universally accessible housing. There were some “other” responses which generally stated that the respondent was not aware of any housing gaps. **Figure 5.2** depicts the identified gaps and response rates.



Figure 5.2: What housing supply gaps exist on your island?

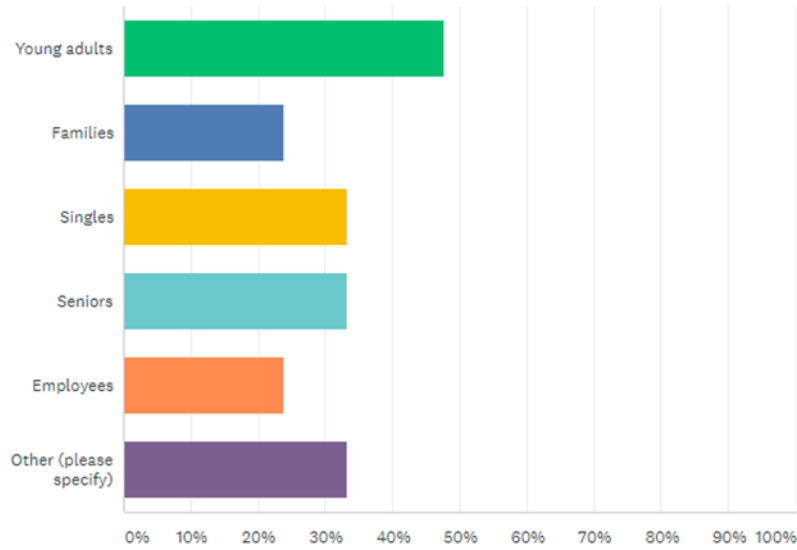


The survey also asked respondents to identify groups that might not be able to access housing on Gambier and Keats Islands. **Figure 5.3** illustrates the responses. The respondents clearly identified young adults as the main group unable to access housing.



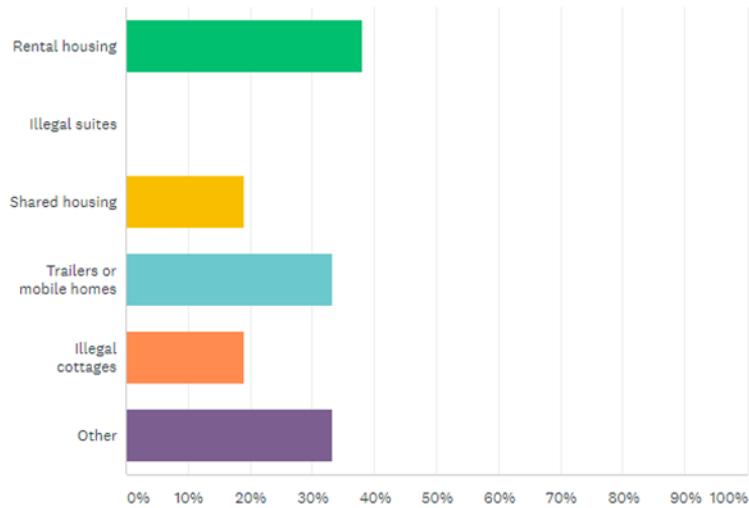
5.0 Gambier and Keats Island Housing Needs

Figure 5.3: What groups are not able to access housing on your island?



The survey asked where people who need affordable housing lived on Gambier and Keats Islands. The respondents indicated that rental housing, and trailers or mobile homes were the most likely location (Figure 5.4).

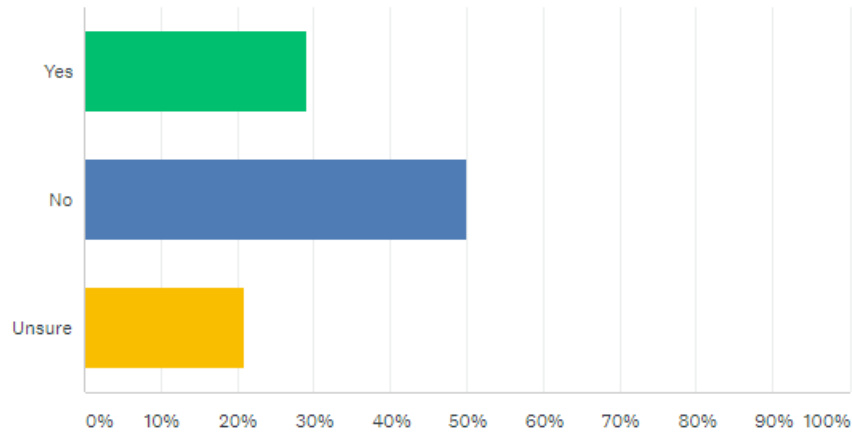
Figure 5.4: Where do the people that need affordable housing currently live on your island?



5.0 Gambier and Keats Island Housing Needs

Illegal and inappropriate housing is an indicator that residents are unable to find legal, healthy and affordable dwellings units. Over half of the respondents were aware of people living in illegal and inappropriate housing on Gambier and Keats Islands (**Figure 5.5**).

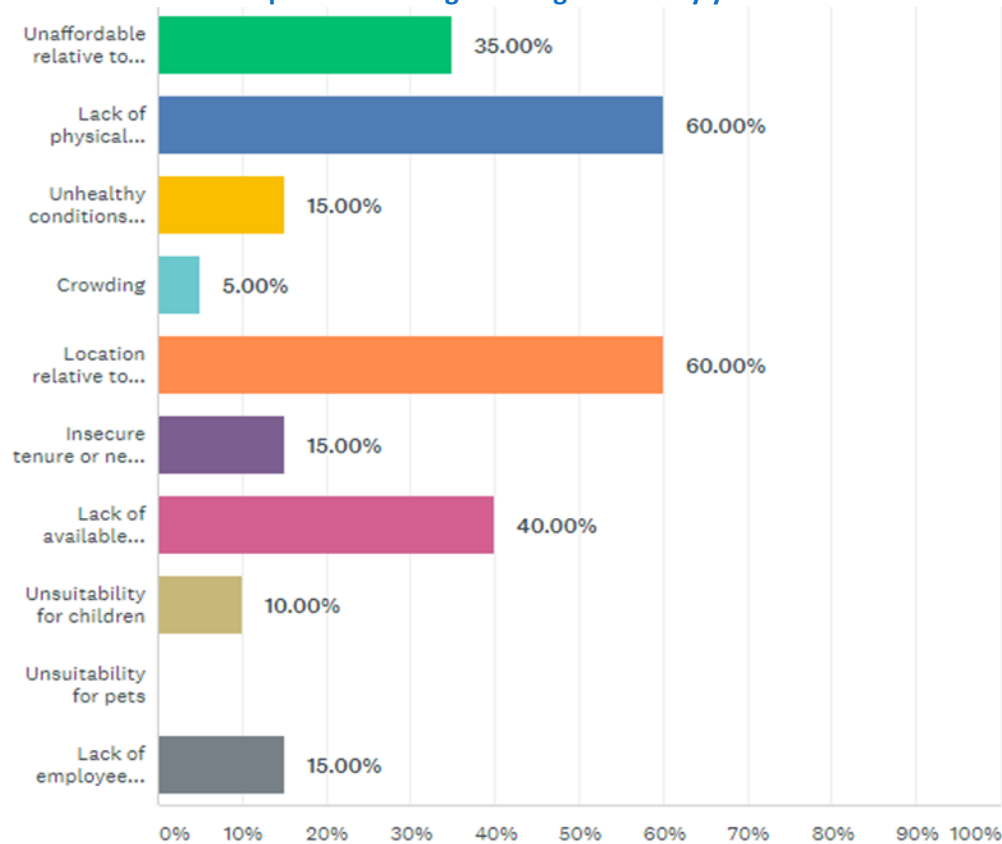
Figure 5.5: Are you aware of people living in illegal and inappropriate housing on your island?



When asked what the top three housing challenges being faced by Gambier and Keats Islands residents, the responses were different from other islands. The top two responses were lack of physical accessibility and location relative to transportation. With dependence upon the ferry and connectivity to Vancouver and the lower mainland, transportation was a large issue. The third and fourth challenges were that housing was unaffordable relative to income and insecure tenure, and need for frequent moves. This reflects the seasonal nature of rentals and the short-term vacation rentals taking housing out of the market.



Figure 5.6: Please select the top three housing challenges faced by your island.



5.6 Affordable Housing Gaps

5.6.1 Gaps by Income Group

The online survey identified the primary gap of young adults who cannot access housing on Gambier and Keats Islands.

5.6.2 Vulnerable Populations

The survey and Local Trustee did not identify significant vulnerable populations.

5.7 Conclusion and Recommendations

Because of the lack of vehicle ferry to the islands, the lack of connecting roads and other amenities (ie schools, shops, power) and the very high percentage of vacation property ownership, affordable housing is not a high priority in this Local Trust Area at this time.



6.0 Hornby Island Housing Needs

Hornby Island is accessed by two ferries from Buckley Bay (crossing Denman Island) and has one of the highest seasonal resident populations of the Northern Region Islands; only 50.7% of dwellings are occupied by usual residents. The island has local commercial development including visitor accommodation, retail stores, restaurants, wineries and home businesses. There is a community school, and a medical clinic.

Thirty-five percent of the households on Hornby Island have an income of less than \$24,999. This represents a less wealthy population than many of the Gulf Islands. There is limited employment on the island, much of it seasonal or part-time. The two ferry routes required to reach Vancouver Island are a barrier to commuting and make it costly to access goods and services not available on Hornby Island.

6.1 Demographics and Population

6.1.1 Population 2016

Demographics and Age

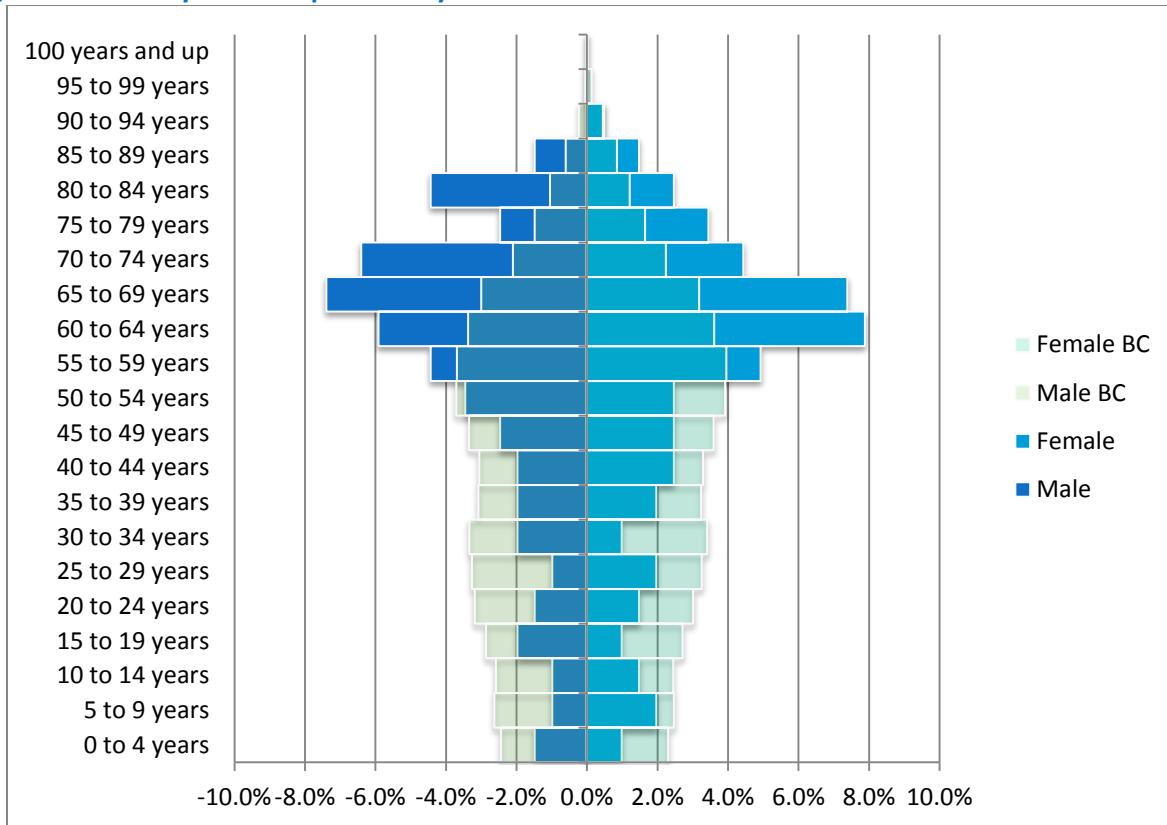
The 2016 Census indicates that the population of Hornby Island is 1,010. As with Gabriola and Denman Islands, the population on Hornby Island is generally older than the CVRD and the population of BC, with notably higher rates of those between 55 and 74 years than CVRD or BC, at 49.5% in this age group for Hornby, 32.6% for CVRD, and 25.1% for BC. The median age for Hornby Island is 61.4, compared to 50.8 for the CVRD and 43.0 for BC. **Table 6.1** illustrates the Hornby Island age characteristics compared to CVRD and BC.

Table 6.1: Hornby Island Age Categories, 2016 (Statistics Canada 2017d)

Ages - 2016	Hornby	% Total	CVRD	% Total	BC	% Total
0 to 4 years	30	3.0%	2,800	4.2%	220,625	4.7%
5 to 14 years	55	5.4%	6,390	9.6%	470,760	10.1%
15 to 19 years	25	2.5%	3,395	5.1%	258,980	5.6%
20 to 24 years	25	2.5%	2,840	4.3%	287,560	6.2%
25 to 44 years	140	13.9%	13,195	19.8%	1,205,385	25.9%
45 to 54 years	100	9.9%	9,165	13.8%	676,740	14.6%
55 to 64 years	240	23.8%	11,670	17.5%	679,020	14.6%
65 to 74 years	260	25.7%	9,995	15.0%	489,305	10.5%
75 to 84 years	105	10.4%	5,060	7.6%	250,480	5.4%
Over 85	30	3.0%	2,000	3.0%	109,190	2.3%

Ages - 2016	Hornby	% Total	CVRD	% Total	BC	% Total
Totals	1,010	100.0%	66,510	100.0%	4,648,045	100.0%
Median Age	61.4		50.8		43.0	

Figure 6.1: Hornby Island Population Pyramid



Seniors and Retirees

A more detailed breakdown of the population aged 55 and up indicates a current potential need for seniors housing that will be exacerbated as these cohorts continue to age. While Hornby Island has proportionally fewer residents aged 55 to 59 years compared to the CVRD and BC, it has a higher proportion of those in the 60 to 74 year age range.

Although Hornby Island has an overall greater proportion of residents aged 55 and above compared to the CVRD and BC, there are proportionally fewer Hornby Island residents aged 85 and above, similar to both Denman and Gabriola Islands. As with Denman and Gabriola Islands, this could indicate that seniors may be 'aging out' of Hornby Island due to a lack of suitable housing, and/or lack of required



health care and other services. For example, while Hornby Island's proportion of residents aged 55 and above is 62.9%, compared to CVRD's 43.2% and BC's 32.9%, in the over 85 year age group, Hornby Island has a 4.7% proportion, compared to 7.0% for CVRD and 7.1% for BC. **Table 6.2** shows the comparison of seniors' population in more detail.

Table 6.2: Hornby Island Seniors Ages (Statistics Canada 2017d)

Seniors Ages	Hornby	% Total	CVRD	% Total	BC	% Total
55 to 59 years	95	15.0%	5,755	20.0%	354,925	23.2%
60 to 64 years	145	22.8%	5,915	20.6%	324,095	21.2%
65 to 69 years	150	23.6%	5,725	19.9%	287,520	18.8%
70 to 74 years	110	17.3%	4,270	14.9%	201,785	13.2%
75 to 79 years	60	9.4%	2,925	10.2%	145,225	9.5%
80 to 84 years	45	7.1%	2,135	7.4%	105,255	6.9%
Over 85	30	4.7%	2,000	7.0%	109,190	7.1%
Totals	635	100.0%	28,725	100.0%	1,527,995	100.0%
% Total Population		62.9%		43.2%		32.9%

6.1.2 Household Characteristics

Household Composition

This report primarily uses census data gathered for household units, rather than individuals, as household income and composition give a clearer picture of housing affordability, suitability and needs.

Hornby Island has a much higher proportion of one person households (46.4%) than both the CVRD (29.5%) and BC (28.8%). The Hornby Island's proportion of families without children (32.1%) is higher than that of BC (28.0%); although, it is very close to that of the CVRD (35.8%). There are fewer of both families with children and lone parent families on the island, compared to both the CVRD and BC.

Table 6.3: Hornby Island Household Composition (Statistics Canada 2017d)

Household Composition	Hornby	% Total	CVRD	% Total	BC	% Total
Families with children	90	16.1%	8,710	29.5%	668,035	35.5%
Lone parent families	35	6.3%	2,835	9.6%	197,940	10.5%
Families without children	180	32.1%	10,580	35.8%	527,700	28.0%
One person households	260	46.4%	8,730	29.5%	541,915	28.8%
Multiple census family households	5	0.9%	375	1.3%	55,620	3.0%
Two or more person non-census family households	25	4.5%	1,170	4.0%	88,705	4.7%
Total Households	560	100%	29,565	100%	1,881,975	100%



6.0 Hornby Island Housing Needs

Over the last 10 years, there has been a total increase of 10 households on Hornby Island (a 1.8% increase). At the same time, average household size has been reduced from 1.9 to 1.8, a reduction of 5.3%. The greatest 10 year increase in household groups has been in one person households, which have increased by 26.8%, as well as families with children, which have increased by 20.0%. There was also a 50% increase in 'other households', but the relative number is small (10 additional households), and this could be due, in part, to changes in census categories that fall under this grouping (e.g., multiple census family households were not included in the 2011 census data).

Table 6.4: Hornby Island Household Composition (2006, 2011, 2016 Census)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	75	90	90	0	0.0%	15	20.0%
Families without children	40	30	35	5	16.7%	-5	-12.5%
Lone parent families	210	165	180	15	9.1%	-30	-14.3%
One person households	205	220	260	40	18.2%	55	26.8%
Other households	20	40	30	-10	-25.0%	10	50.0%
Total Households	550	515	560	45	8.7%	10	1.8%
Average Household Size	1.9	1.9	1.8	-0.1	-5.3%	-0.1	-5.3%

Tenure - Rental and Ownership

Hornby Island has a 19.7% proportion of renters (80.3% owners), which is a lower proportion of renters than found in the CVRD and BC. Hornby Island's proportion compares to a 23.6%/76.4% renter owner split for the CVRD and a split of 31.9%/68.1% for BC.

It should be noted that the 2011 data used in **Tables 6.5 to 6.7** are taken from the 2011 National Household Survey, which had a non-return rate of approximately 55% for Hornby Island.

Table 6.5: Hornby Island Household Tenure (Statistics Canada 2017d)

Household Tenure	Hornby	% Total	CVRD	% Total	BC	% Total
Rented	115	19.7%	6,980	23.6%	599,360	31.9%
Owned	470	80.3%	22,595	76.4%	1,279,020	68.1%
Total Households	585	100%	29,575	100%	1,878,380	100%

Table 6.6: Hornby Island Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012d, 2017d)

Household Tenure	2006	% Total	2011	% Total	2016	% Total
Rented	100	18.2%	105	20.8%	115	19.7%
Owned	450	81.8%	400	79.2%	470	80.3%
Total Households	550	100%	505	100%	585	100%



Table 6.7: Hornby Island Changes in Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012d, 2017d)

Changes in Tenure	Hornby 2006-2011	% Total	Hornby 2011-2016	% Total	Hornby 2006-2016	% Total
Rented	5	1%	10	2.0%	15	2.6%
Owned	-50	-9%	70	13.9%	20	3.4%
Total Households	-45	-8.2%	80	15.8%	35	6.0%

Household Sizes

Nearly half of Hornby Island's households (46.4%) are one person households, compared to 29.5% for the CVRD and 28.8% for BC. The proportion of two person households on the Island (39.3%) is lower than that of the CVRD (42.5%), but higher than BC as a whole (35.3%). The average household size for Hornby Island is 1.8, compared to 2.2 for the CVRD and 2.4 for BC.

Table 6.8: Hornby Island Household Sizes (Statistics Canada 2017d)

Household Size	Hornby	% Total	CVRD	% Total	BC	% Total
1 person	260	46.4%	8,730	29.5%	541,910	28.8%
2 persons	220	39.3%	12,560	42.5%	663,770	35.3%
3 persons	45	8.0%	3,825	12.9%	277,690	14.8%
4 persons	25	4.5%	2,975	10.1%	243,125	12.9%
5 or more persons	10	1.8%	1,485	5.0%	155,470	8.3%
# Private households	560	100%	29,570	100%	1,881,970	100%
# Persons in private households	990		65,350		4,560,240	
Average # Persons	1.8		2.2		2.4	

6.2 Income 2015

6.2.1 Taxable Income Distribution

The 2016 Census provides information on the incomes of respondents for the previous year (2015). Average tax-filer income on Hornby Island is \$47,006, which is 61.3% of the CVRD average income (\$76,711) and 52% of BC's (\$90,354). The median income for Hornby Island is also lower, at \$35,328, which is 55.7% of the CVRD median income, and 50.5% of BC.

Table 6.9: Hornby Island Total Taxable Income (Statistics Canada 2017d)

Total Income 2015	Hornby	% Total	CVRD	% Total	BC	% Total
Without income	15	1.6%	1,710	3.0%	142,970	3.7%
Under \$10,000 (including loss)	125	14.0%	6,860	12.6%	573,315	15.4%
\$10,000 to \$19,999	235	26.4%	9,990	18.3%	653,915	17.5%

Total Income 2015	Hornby	% Total	CVRD	% Total	BC	% Total
\$20,000 to \$29,999	175	19.7%	8,420	15.5%	503,290	13.5%
\$30,000 to \$39,999	130	14.6%	7,185	13.2%	424,330	11.4%
\$40,000 to \$49,999	80	9.0%	5,820	10.7%	366,220	9.8%
\$50,000 to \$59,999	35	3.9%	4,330	7.9%	286,310	7.7%
\$60,000 to \$69,999	40	4.5%	3,360	6.2%	222,975	6.0%
\$70,000 to \$79,999	15	1.7%	2,510	4.6%	171,625	4.6%
\$80,000 to \$89,999	5	0.6%	1,745	3.2%	134,090	3.6%
\$90,000 to \$99,999	5	0.6%	1,150	2.1%	96,825	2.6%
\$100,000 and over	35	3.9%	3,090	5.7%	294,475	7.9%
Total Reporting Income	890	100%	54,475	100%	3,727,360	100%
Median Income	\$35,328.00		\$63,397.00		\$69,995.00	
Average Income	\$47,006.00		\$76,711.00		\$90,354.00	

6.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to paying for the housing costs. Hornby Island has a lower median household income in all economic family compositions than both the CVRD and BC as a whole. For couple families with children on Hornby Island, the median income is \$67,840, which compares to \$103,797 for the CVRD and \$111,736 for BC. Lone parent families on Hornby Island had a median income of \$32,192, while the CVRD figure is \$44,587 and BC is \$51,056.

Table 6.10: Hornby Island Median Household Income, 2015 (Statistics Canada 2017d)

Economic Family Composition	Hornby	% Total	CVRD	% Total	BC	% Total
Couple families with children	\$67,840	9.9%	\$103,797	19.1%	\$111,736	24.4%
Lone parent families	\$32,192	5.8%	\$44,587	8.6%	\$51,056	9.0%
Families without children	\$62,848	30.6%	\$74,775	33.3%	\$80,788	26.3%
Not in an economic family	\$21,786	52.9%	\$30,084	39.1%	\$31,255	40.2%
All Households	\$35,328	100%	\$63,397	100%	\$69,995	100%

Household Income Distribution

Household income distribution can be used to determine approximate numbers of affordable housing options for different income groups. While the median income of Hornby Island is \$35,328, there is also a significant proportion (11.6%) of high income households, with \$100,000 in income and higher.



Table 6.11: Household Income Distribution, 2015 (Statistics Canada 2017d)

Total Income 2015	Hornby	% Total	CVRD	%Total	BC	% Total
Under \$5,000	25	4.5%	370	1.3%	43,415	2.3%
\$5,000 to \$9,999	25	4.5%	355	1.2%	27,140	1.4%
\$10,000 to \$14,999	35	6.3%	890	3.0%	55,745	3.0%
\$15,000 to \$19,999	55	9.8%	1,260	4.3%	77,565	4.1%
\$20,000 to \$24,999	55	9.8%	1,360	4.6%	78,695	4.2%
\$25,000 to \$29,999	40	7.1%	1,325	4.5%	72,985	3.9%
\$30,000 to \$34,999	50	8.9%	1,435	4.9%	78,080	4.1%
\$35,000 to \$39,999	40	7.1%	1,560	5.3%	78,395	4.2%
\$40,000 to \$44,999	25	4.5%	1,325	4.5%	76,775	4.1%
\$45,000 to \$49,999	15	2.7%	1,395	4.7%	75,860	4.0%
\$50,000 to \$59,999	35	6.3%	2,625	8.9%	143,475	7.6%
\$60,000 to \$69,999	35	6.3%	2,480	8.4%	132,845	7.1%
\$70,000 to \$79,999	25	4.5%	2,195	7.4%	122,350	6.5%
\$80,000 to \$89,999	15	2.7%	1,985	6.7%	111,350	5.9%
\$90,000 to \$99,999	20	3.6%	1,555	5.3%	99,420	5.3%
\$100,000 and over	65	11.6%	7,450	25.2%	607,855	32.3%
Total Reporting Income	560	100.0%	29,575	100.0%	1,881,965	100.0%
Median Income	\$35,328.00		\$63,397.00		\$69,995.00	
Average Income	\$47,006.00		\$76,711.00		\$90,354.00	

Overall, there appears to be a general shift to higher household incomes on Hornby Island, which could be an indication that housing is becoming less affordable for those in middle and lower household income categories. There has been a combined decrease of 1.2% in the income categories \$30,000 and below over the 2005 to 2015 period (approximately median income and lower), while there has been a subsequent increase of 214.8% in the combined categories \$30,000 and above.

The greatest decline in household income groups on Hornby Island in the 2005 to 2015 period has been in the \$40,000 to \$49,999 group, which has declined by 55.6%. Households in the \$10,000 to \$19,999 range also declined by 37.9%. The greatest increase in the same time period has been in the \$100,000 group, which has increased by 85.7%.

Table 6.12: Hornby Island Household Income Distribution, 2005-2015

Household Income	2005	% Total	2010	% Total	2015	% Total	2005-2015	% Change
Under \$9,999	40	7.3%	-	0.0%	50	8.9%	10	25.0%
\$10,000 to \$19,999	145	26.4%	50	9.9%	90	16.1%	-55	-37.9%
\$20,000 to \$29,999	85	15.5%	30	6.0%	95	17.0%	10	11.8%
\$30,000 to \$39,999	50	9.1%	65	12.9%	90	16.1%	40	80.0%
\$40,000 to \$49,999	90	16.4%	25	5.0%	40	7.1%	-50	-55.6%
\$50,000 to \$59,999	45	8.2%	60	11.9%	35	6.3%	-10	-22.2%

Household Income	2005	% Total	2010	% Total	2015	% Total	2005-2015	% Change
\$60,000 to \$79,999	40	7.3%	115	22.8%	60	10.7%	20	50.0%
\$80,000 to \$99,999	20	3.6%	-	0.0%	35	6.3%	15	75.0%
\$100,000 and over	35	6.4%	-	0.0%	65	11.6%	30	85.7%
Total Reporting Income	550	100.0%	504	100.0%	560	100.0%	10	1.8%
Median Income	\$32,209		\$48,329		\$35,328		\$3,119	9.7%
Average Income	\$42,385		\$58,778		\$47,006		\$4,621	10.9%

Household Income Groups and Household Income Disparity

For ease of comparison with the 2015 SS HNA, this report uses the same income group definitions.

Table 6.13 provides the income range for each category, as defined in relation to Hornby Island's median income of \$35,328. **Table 6.14** provides a comparison of the proportion of these household income groups between Hornby Island, the CVRD and BC as a whole.

Table 6.13: Hornby Island Household Income Groups, 2015 (Statistics Canada 2017d)

Income Groups	Definition	Income Range	Hornby	% Total
Little to no income	under \$15,000	under \$15,000	85	15.2%
Low income	\$15,000 to 50% median	\$15,000 to \$19,999	55	9.8%
Low to moderate income	50% - 80% median	\$20,000 to \$29,999	95	17.0%
Moderate	80% - 100% median	\$30,000 to \$34,999	50	8.9%
Moderate to above moderate	100% - 120% median	\$35,000 to \$44,999	65	11.6%
Above moderate to high	120% - 150% median	\$45,000 to \$49,999	15	2.7%
High income	150% median +	\$50,000 and over	195	34.8%
All Households	\$35,328		560	100%

Hornby Island has a similar proportion of those in the high income category (34.8%) to BC (32.3%); although, it has a higher proportion than the CVRD (25.2%). Hornby Island also has a higher proportion of households earning under \$15,000, at 15.2%, than both the CVRD (5.5%) and BC (6.7%).

Table 6.14: Hornby Island Household Income Groups, 2015 (Hornby, CVRD, BC) (Statistics Canada 2017d)

Total Income 2015	Hornby	% Total	CVRD	% Total	BC	% Total
Median Income	\$35,328		\$63,397		\$69,995	
Little to no income	85	15.2%	1,615	5.5%	126,300	6.7%
Low income	55	9.8%	3,945	13.3%	307,325	16.3%
Low to moderate income	95	17.0%	5,715	19.3%	374,505	19.9%
Moderate	50	8.9%	2,625	8.9%	132,845	7.1%
Moderate to above moderate	65	11.6%	4,675	15.8%	122,350	6.5%
Above moderate to high	15	2.7%	3,540	12.0%	210,770	11.2%
High income	195	34.8%	7,450	25.2%	607,855	32.3%
Total	560	100%	29,565	100%	1,881,950	100%



6.3 Current Housing Supply

6.3.1 Existing Housing Stock

Structure Type

As with other islands in the Northern Region, the housing supply on Hornby Island is largely homogenous and dominated by single-detached dwellings, which form 91.0% of the total housing supply. This compares to the CVRD proportion of single-detached homes at 68.4% and BC at 44.1%. This lack of diversity in housing stock may contribute to a lack of affordable rental and ownership options for a full range of income groups. However, Hornby Island has a comparatively greater proportion of moveable dwellings than other islands in the Northern Region at 6.3%.

Table 6.15: Hornby Island Housing by Structure Type, 2016 (Statistics Canada 2017d)

Structure Type	Hornby	% Total	CVRD	% Total	BC	% Total
Single-detached house	505	91.0%	20,230	68.4%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	45	0.2%	177,830	9.4%
Movable dwelling	35	6.3%	1,255	4.2%	49,290	2.6%
Semi-detached house	10	1.8%	2,575	8.7%	57,395	3.0%
Row house	-	0.0%	1,540	5.2%	147,830	7.9%
Apartment, duplex	5	0.9%	710	2.4%	230,075	12.2%
Apartment < 5 storeys	-	0.0%	3,185	10.8%	385,140	20.5%
Other single-attached house	-	0.0%	35	0.1%	3,755	0.2%
Total Private Dwellings	555	100%	29,575	100%	1,881,975	100%

Housing Indicators and Tenure

Data for housing indicators was not available at the DPL geographic level for this report.

Age of Housing Stock

Hornby Island's housing stock generally follows the same pattern of construction periods as the CVRD and BC; although, there is a greater proportion of homes built in the 1981 to 1990 period (26.3%) than the CVRD (16.6%) and BC (15.4%). There are also fewer homes built before 1960 than the CVRD or BC.

Table 6.16: Hornby Island Dwelling Age (Statistics Canada 2017d)

Construction Period	Hornby	% Total	CVRD	% Total	BC	% Total
1960 or before	25	4.2%	3660	12.4%	267560	14.2%
1961 to 1980	200	33.9%	8070	27.3%	559485	29.7%
1981 to 1990	155	26.3%	4900	16.6%	289565	15.4%
1991 to 2000	80	13.6%	6330	21.4%	331865	17.6%
2001 to 2005	45	7.6%	2030	6.9%	125335	6.7%
2006 to 2010	45	7.6%	2915	9.9%	171945	9.1%
2011 to 2016	40	6.8%	1660	5.6%	136210	7.2%
Total	590	100%	29,565	100%	1,881,965	100%

Non-Resident Ownership

Hornby Island's proportion of dwellings occupied by usual residents is significantly lower than both the CVRD and BC. There has been a decrease of 6.2% resident homeowners since 2011.

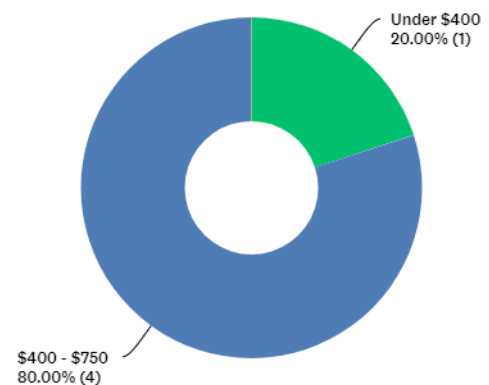
Table 6.17: Hornby Island Dwellings Occupied by Usual Residents 2011-2016

Census Year	Hornby	% Total	CVRD	% Total	BC	% Total
2016	560	50.7%	29,573	92.2%	1,881,969	91%
2011	504	56.9%			1,764,637	90.7%
% Change 2011-2016		-6.2%				-0.7%

6.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Hornby Island and there is no formal inventory of rental properties conducted on Hornby Island. The rental housing market is extremely limited on Hornby Island. As of January 2018, there were some short-term rentals available for rent in public listings on Craigslist, Padmapper and Kijiji. A search on AirBnB found three vacation rental properties available. While this information is far from a complete picture of the rental market on Hornby Island, it paints a picture of a lack of affordable housing rental options. Anecdotal evidence and survey results for this assessment confirm this limited market for rental housing. While many respondents to a

Figure 6.2: What is your monthly rent?


survey conducted for this assessment reported that their rents were in the affordable ranges provided in **Section 6.4.1**, there appears to be an overall lack of available units in these price ranges.

Social Housing

Hornby Island Elder Housing Society operates 11 rental units for seniors' housing and has a waiting list of over 30 people. Islanders' Secure Land Association is working on a development of 20-30 affordable rental units and has received expressions of interest from over 40 people.

6.3.3 Homeowner Options

Current Listings

Table 6.18 provides MLS listings as of January 30, 2018 to provide an understanding of housing currently available for purchase on Hornby Island. The table also includes the income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan, 25 year amortization period and 4% interest.

There were a total of six listings on this date, with an average price of \$601,500 and median price of \$514,000. While the number of available listings is relatively low, there is presently a range of home price categories available on the island. All homes available for purchase on this date were single family dwellings.

Table 6.18: Hornby Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		\$8,000
\$150,000 - \$199,999	-		\$8,000
\$200,000 - \$299,999	1	\$269,000	\$50,596
\$300,000 - \$399,999	1	\$344,000	\$62,473
\$400,000 - \$499,999	1	\$449,000	\$79,100
\$500,000 - \$599,999	1	\$579,000	\$99,685
\$600,000 - \$699,999	-		\$8,000
\$700,000 - \$799,999	1	\$769,000	\$129,772
\$800,000 - \$899,999	-		\$8,000
\$900,000 - \$999,999	-		\$8,000
\$1,000,000 - \$1,499,999	1	\$1,199,000	\$197,863
\$1,500,000 - \$1,999,999	-		\$8,000
\$2,000,000 - \$2,499,999	-		\$8,000
\$2,500,000 - \$2,999,999	-		\$8,000
\$3,000,000 - \$3,499,999	-		\$8,000
\$3,500,000 - \$3,999,999	-		\$8,000

Price Range	# Listed	Average Cost	Income Required
\$4,000,000 - \$4,499,999	-		\$8,000
\$4,500,000 - \$4,999,999	-		\$8,000
\$5,000,000 and up	-		\$8,000
Total	6		
Average \$		\$601,500.00	\$103,248
Median \$		\$514,000.00	\$89,392

Census Reported Dwelling Values

Data for median value of dwellings by structure type is not available at the geographic level and so data for Hornby Island specifically is not available.

6.4 Housing Affordability

6.4.1 Affordability Targets

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income.

Based on these assumptions, **Table 6.19** provides affordability targets for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.

Affordable purchase price was calculated based on an assumed 4% interest rate, 25 year amortization, and 75% loan-to-value ratio. To allow comparison with the SS HNA, the homeowner monthly shelter costs includes \$200 for taxes, insurance and utilities.

Household Type

Table 6.19: Hornby Island Household Affordability Targets

Household Affordability Targets	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	9.9%	\$67,840	\$1,696	\$378,000
Lone parent families	5.8%	\$32,192	\$805	\$153,000
Families without children	30.6%	\$62,848	\$1,571	\$347,000
Not in an economic family	52.9%	\$21,786	\$545	\$88,000
All Households (2015)	99%	\$35,328	\$883	\$173,000



Income Groups and Ideal Affordable Housing Supply

Table 6.20 provides a detailed breakdown of the ideal number of housing units available for each of the income groups identified in **Table 6.14** above, based on the percentage of the total households each group comprises. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks as previously identified in this report.

As an illustration of how this table can be used, it indicates that 45.6% of households (all households below moderate income of \$30,000) need rental housing \$688/month or less. As another example, 8.8% of households (\$100,000 annual household income and above) can afford a home with a purchase price of \$581,000.

Table 6.20: Hornby Island Ideal Housing Supply - Rental and Purchase Prices

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	25	4.4%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	25	4.4%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	35	6.1%	\$12,500	\$313	\$29,000
Low income	\$15,000 to \$19,999	55	9.6%	\$17,500	\$438	\$60,000
Low to moderate income	\$20,000 to \$24,999	60	10.5%	\$22,500	\$563	\$92,000
	\$25,000 to \$29,999	60	10.5%	\$27,500	\$688	\$124,000
Moderate income	\$30,000 to \$34,999	50	8.8%	\$32,500	\$813	\$155,000
Moderate to above moderate	\$35,000 to \$39,999	30	5.3%	\$37,500	\$938	\$187,000
	\$40,000 to \$44,999	20	3.5%	\$42,500	\$1,063	\$218,000
Above moderate to high	\$45,000 to \$49,999	25	4.4%	\$47,500	\$1,188	\$250,000
High income	\$50,000 to \$59,999	45	7.9%	\$55,000	\$1,375	\$297,000
	\$60,000 to \$69,999	35	6.1%	\$65,000	\$1,625	\$360,000
	\$70,000 to \$79,999	15	2.6%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	25	4.4%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	15	2.6%	\$95,000	\$2,375	\$550,000
	\$100,000 +	50	8.8%	\$100,000	\$2,500	\$581,000
Median Income		570	100%	\$35,328	\$883	\$173,000

6.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.



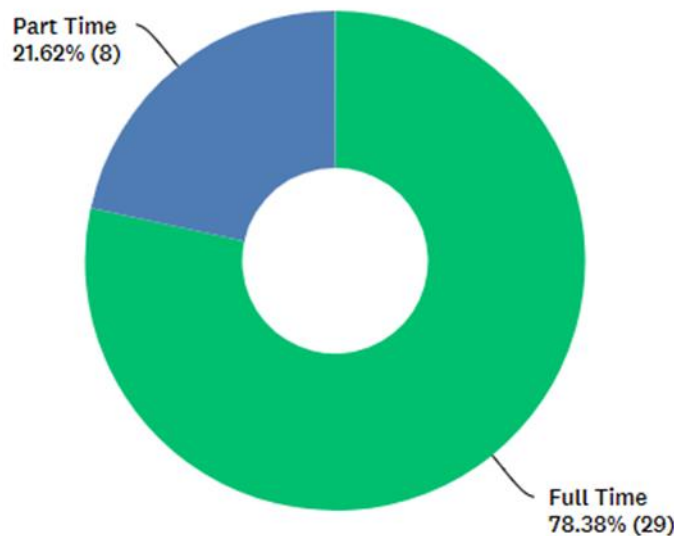
6.5.1 Stakeholder/Key Informants Interviews

On November 10, 2017, a stakeholder meeting was held on Hornby Island with members of the Hornby Island Elder Housing Board, the Local Trustee, the Housing Committee, the Arts Committee and a realtor. The discussion identified the need for more affordable secure rental accommodation and more family housing.

6.5.2 Online Survey

A total of 37 responses were received from the Hornby Island residents to the Islands Trust Housing Needs Survey. This was the lowest response rate by island for the survey. This represents 3.8% of the population of Hornby Island. Of the 37 responses, 78.4% of respondents indicated that they were full-time residents on Hornby Island and 21.6% of respondents are part-time residents (**Figure 6.3**).

Figure 6.3: Do you live on the island part-time or full-time?

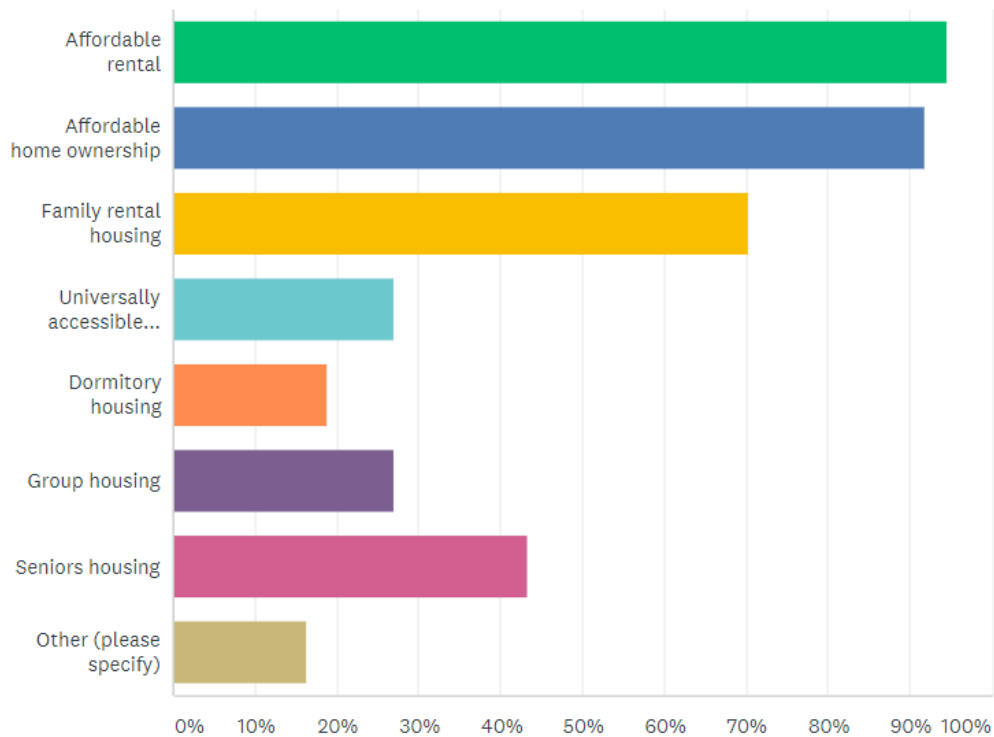


Over 86% of respondents indicated that they own their homes. Of the 14% of renters (five survey responses) the median rent paid on Hornby is \$667 per month. Twenty percent of the population reporting in the survey indicated that they pay less than \$400 per month. This may reflect the fact that seniors in Hornby Elder Housing may receive subsidies, and other people are living in illegal and/or inappropriate housing.



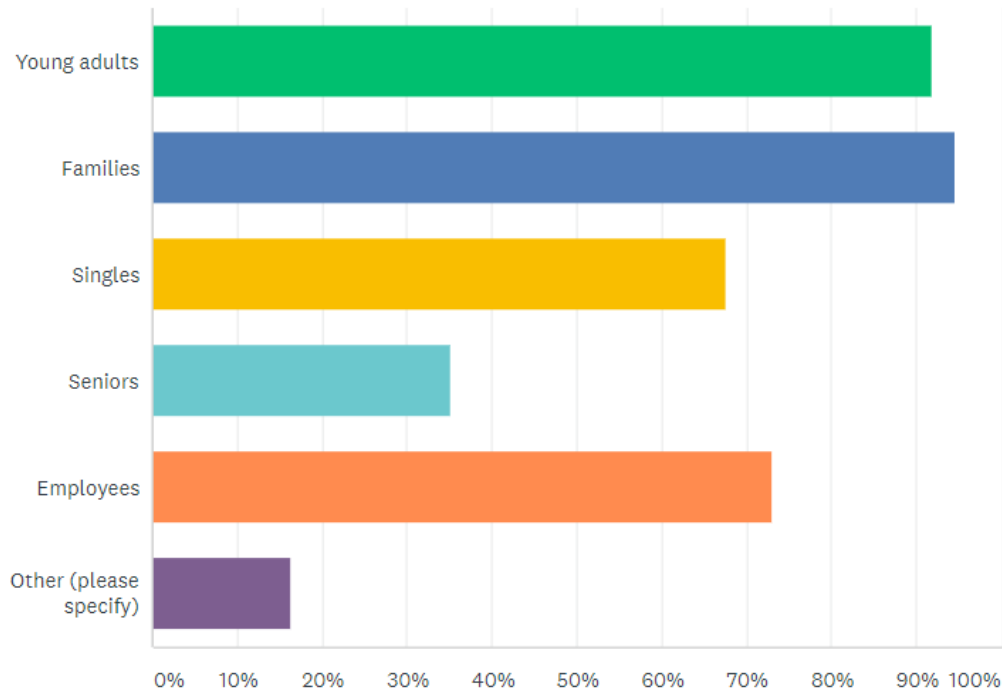
The survey also asked respondents about what the housing gaps may be present on Hornby Island. The top three responses were affordable rental, affordable home ownership and family rental housing. This indicates that respondents feel affordability, both ownership and rental, is a problem on Hornby Island.

Figure 6.4: What housing supply gaps exist on your island?



Respondents were asked to identify which demographic groups may not be able to access housing on Hornby Island. Over 90% of respondents indicated that families and young adults were the top two groups that might not be able to access housing on Hornby Island. Other responses included low-income earners.

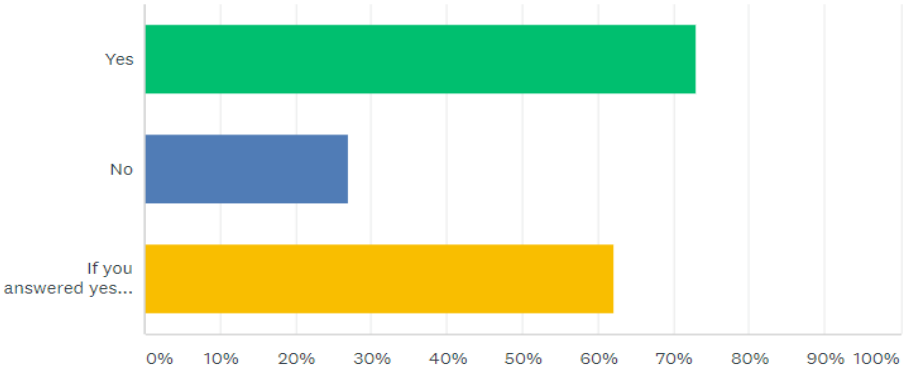
Figure 6.5: What groups are not able to access housing on your island?



In both survey questions (**Figure 6.4** and **Figure 6.5**), seniors were ranked lower. This could be the result of a perception that there are already adequate seniors housing in Hornby Island. Diving into this deeper, the survey asked respondents if they were aware of any programs to assist seniors living on Hornby Island. Over 70% of respondents indicated that they were aware of programs to assist seniors. The majority of respondents indicated that the Home Assist, Home Support and Better at Home programs helped seniors on Hornby Island.

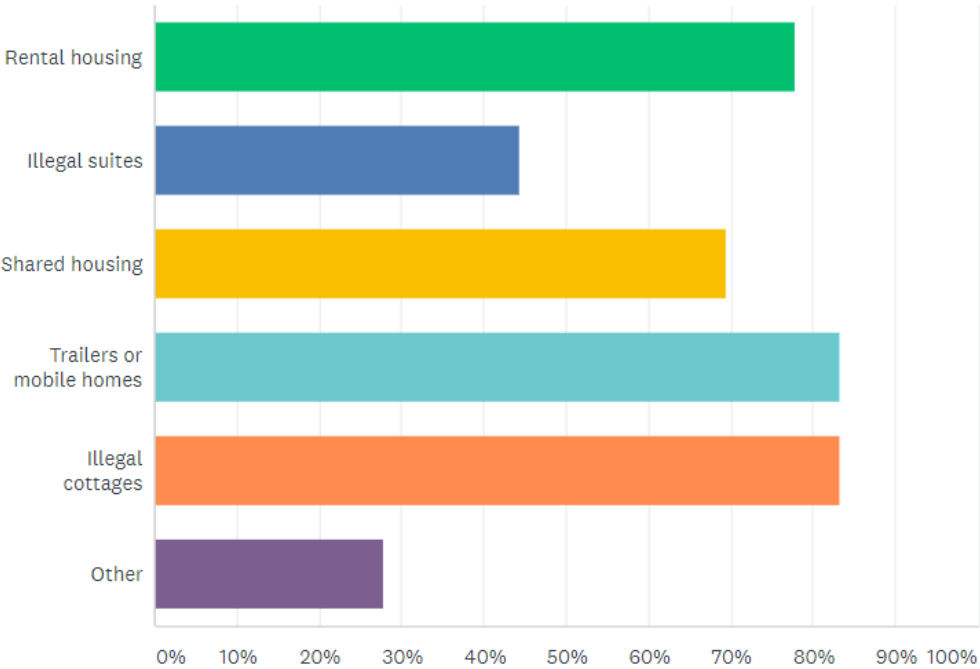


Figure 6.6: Are you aware of programs to assist seniors?



Respondents were asked to identify where people who need affordable housing live on Hornby Island (**Figure 6.7**). Over 80% of respondents indicated that those in need of affordable housing live in trailers or mobile homes, and illegal cottages. Illegal suites represented 45% of the responses, but it is not clear if this indicates that there are fewer illegal suites on Hornby Island. Also, when asked if there was enough affordable housing available on Hornby Island, overwhelmingly, respondents indicated that there was not enough.

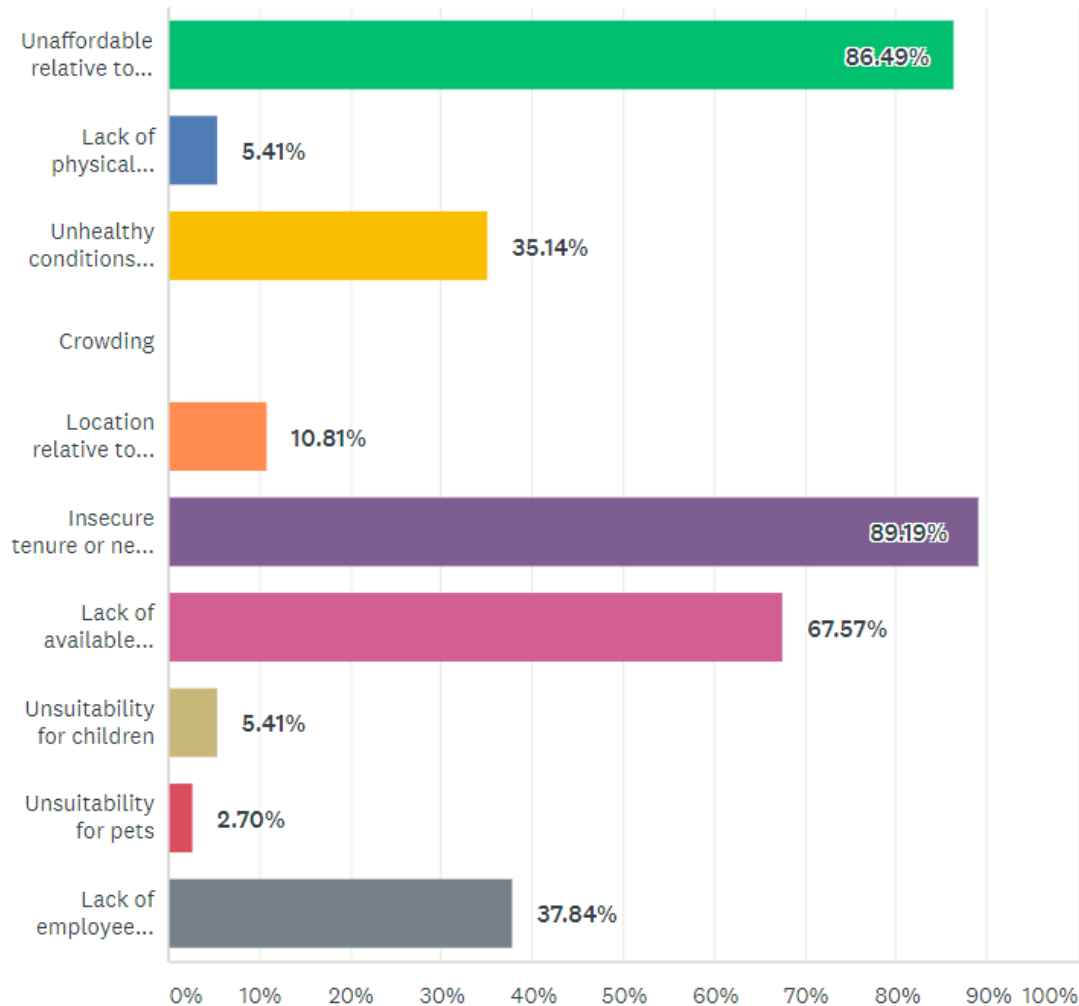
Figure 6.7: Where do the people that need affordable housing currently live on your island?



Finally, the survey asked people to select the top three housing challenges faced by their Island. The Hornby Island responses identified the following three challenges:

1. Unaffordable relative to income – particularly since there is a large percentage of households that earn under \$25,000 per year.
2. Uncertain tenure forcing people to move seasonally – often forcing people to share accommodation in the summer months and/or live in tents and campgrounds.
3. Lack of housing options – while Hornby Island has seniors housing, there are no options for other secure rental options.

Figure 6.8: Please select the top three housing challenges faced by your island.



6.6 Affordable Housing Gaps

It appears from the online survey and the census data that the gaps in housing are for the young adults, families and employees. This reflects the lack of affordable, secure, rental accommodation. There has not been a homelessness count on Hornby Island, but 41% of the population have no income or are in the low/moderate income levels.

6.7 Conclusion and Recommendations

Based on the population projections, there could be a need for potentially 158 residential units in the next 25 years. Based on the 2016 Census, 41% of the total population falls within the no, low and low-moderate income levels. The 2008 Housing Needs Assessment on Hornby and Denman Island identified a total housing need of 97 units for renters and seniors. Based on the population growth projected for 158 units and 41% need for affordable rental, Hornby Island now requires between 65 and 97 affordable housing units. This would require between three and four affordable rental housing units to be constructed each year.



7.0 Lasqueti Island Housing Needs

Due to the small total population of Lasqueti Island, there are many statistics that are not tabulated or are not considered reliable for Lasqueti Island. We are not aware of what the median age is because they do not record the data by age category. The important data was gathered from the local Trustee and the stakeholder meeting. The community is supportive and the island does appear to attract young families. The community spirit on Lasqueti Island is strong as demonstrated by the fundraising and construction of a medical clinic. They have one not-for-profit seniors' cottage with plans for more. Lasqueti Island is part of the Powell River Regional District (PRRD).

7.1 Demographics and Population

The population of Lasqueti Island is 399; the population has decreased 6.3% from the previous census period. **Table 7.1** illustrates the population changes over time. Note that detailed population information is not available for Lasqueti Island through Statistics Canada as it is too unreliable to be published.

Table 7.1: Lasqueti Island Population (2006 to 2016) (Statistics Canada 2006, 2012e, 2017e)

Census Year	Lasqueti
2016	399
2011	426
2006	359

7.2 Current Housing Supply

7.2.1 Non-Resident Ownership

Table 7.2 shows the portion of dwellings on Lasqueti Island which is occupied by usual residents. Usual place of residence applies to those who own multiple properties. At 59.0%, Lasqueti Island's rate of dwellings occupied by usual residents is lower than that of the PRRD (82.6%) and BC (91.2%). The percentage of dwellings occupied by usual residents on Lasqueti Island has decreased by 25.5% since 2011.



Table 7.2: Lasqueti Island Dwellings Occupied by Usual Residents 2011-2016 (Statistics Canada 2012e, 2017e)

Census Year	Lasqueti	% Total	PRRD	% Total	BC	% Total
2016	560	50.7%	9,412	92.2%	1,881,969	91%
2011	504	56.9%			1,764,637	90.7%
% Change 2011-2016		-6.2%				-0.7%

7.2.2 Rental Availability and Affordability

The CMHC does not conduct rental market surveys for Lasqueti Island, and there is no formal inventory of rental properties conducted on Lasqueti Island. The rental housing market is extremely limited on Lasqueti Island. As of January 2018, there were no rental properties available for rent in public listings on Craigslist, Padmapper or Kijiji. A search on AirBnB found three vacation rental properties available. While this information is far from a complete picture of the rental market on Lasqueti Island, it paints a picture of a lack of affordable rental housing options. Anecdotal evidence and survey results from this assessment confirm this limited market for rental housing.

7.2.3 Social Housing

There are currently no social housing programs on Lasqueti Island. However, there is currently one supported single detached cottage currently inhabited by a senior. Lasqueti Island has plans for additional cottages should funding be made available.

7.2.4 Homeowner Options

Table 7.3 provides MLS listings as of January 30, 2018 to provide a snapshot of housing currently available for purchase on Lasqueti Island. The table also includes income required for ownership, which is based on multiple assumptions including: no more than 30% of income is used for shelter costs, \$200/month in costs of ownership, 75% loan over a 25 year amortization period, and 4% interest.

There were a total of seven listings available on Lasqueti Island, with an average price of \$841,285 and a median price of \$649,900. While the number of listings is relatively low, there is presently a range of home price categories available on Lasqueti Island. It is also important to note that the average listing prices are inflated due to two homes listed at over \$1,000,000.



Table 7.3: Lasqueti Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	-		
\$300,000 - \$399,999	1	\$369,000	\$66,432
\$400,000 - \$499,999	1	\$459,000	\$80,683
\$500,000 - \$599,999	1	\$599,000	\$102,852
\$600,000 - \$699,999	2	\$662,000	\$112,828
\$700,000 - \$799,999	-		
\$800,000 - \$899,999	-		
\$900,000 - \$999,999	-		
\$1,000,000 - \$1,499,999	1	\$1,139,000	\$188,362
\$1,500,000 - \$1,999,999	1	\$1,999,000	\$324,544
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	7		
Average \$		\$841,285.71	\$141,218
Median \$		\$649,900.00	\$110,912

7.3 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

7.3.1 Stakeholder/Key Informants Interviews

A stakeholder meeting was held on Lasqueti Island in addition to an extensive interview with Timothy Peterson, Local Trustee.

Lasqueti Island is not serviced by BC ferries but through a private passenger ferry from French Creek. It was noted during the meetings that Lasqueti Island is the only island that has employee housing for the ferry workers. Years ago, the company purchased a house at the ferry terminal and it has been used as a shared accommodation for ferry workers for years.

The stakeholders indicated that young families who want a rustic rural lifestyle are attracted to Lasqueti Island. They want to farm and raise their children in a natural environment. However, housing is



expensive and not available. They try and rent or look at cooperative situations or share accommodations, but that is not what they want to do.

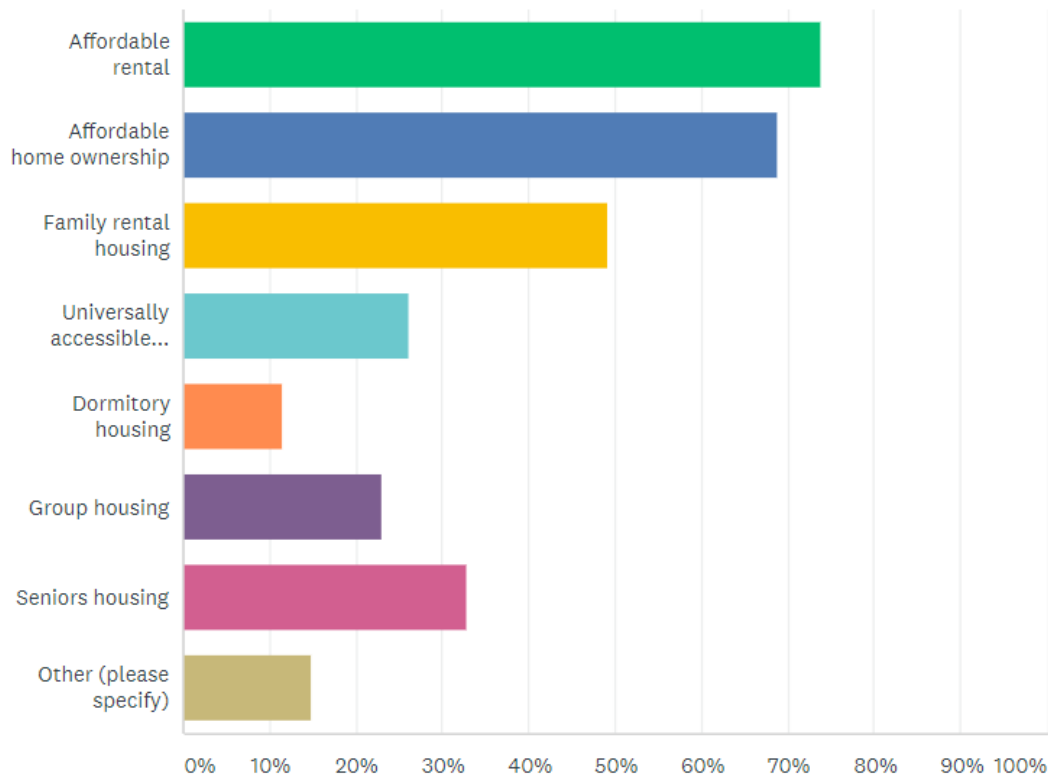
Lasqueti Island has the smallest number of older people. This could be related to the fact that elderly people chose to leave the island, with limited resources as they age.

7.3.2 Online Survey

The online survey received 64 responses, almost 20% of Lasqueti Island population. Almost 83% of the responses were from full-time residents and 17.2% from part-time residents. Of the 64 respondents, 86% owned their home and 14% rented.

The survey asked respondents to identify existing gaps in the housing supply on Lasqueti Island. Both affordable rental housing and affordable home ownership were the top housing supply gaps identified by respondents. Other responses identified a need for more entry level housing and rental housing.

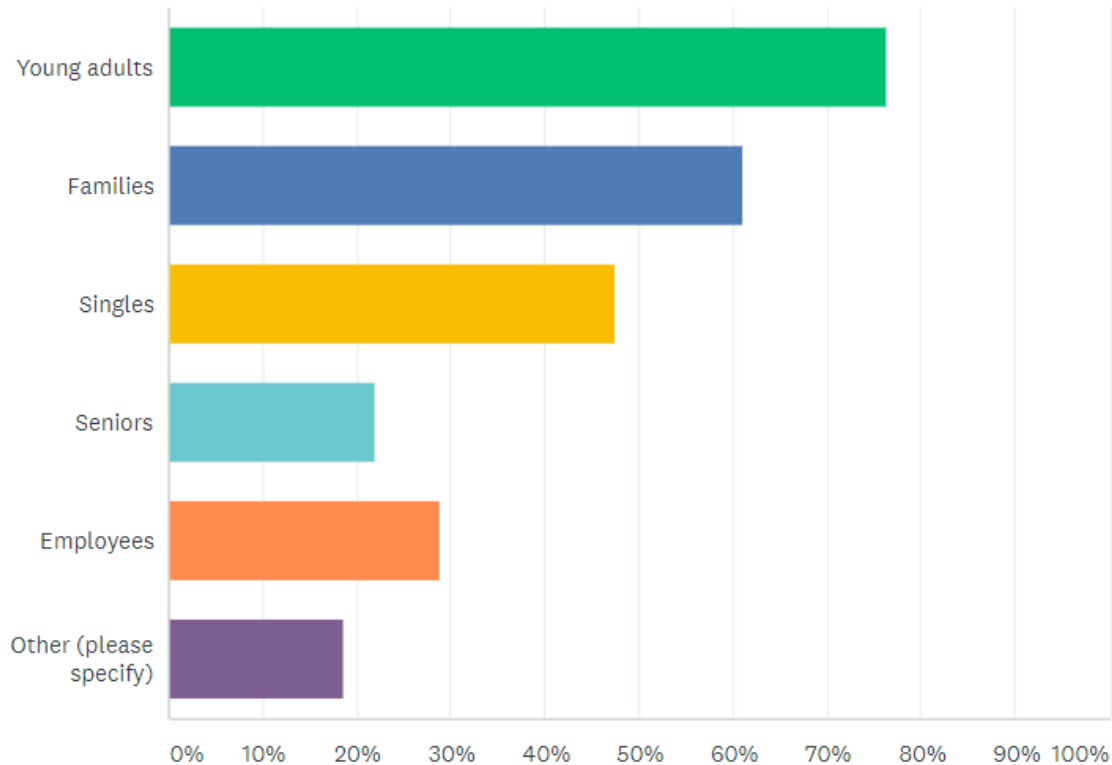
Figure 7.1: What housing supply gaps exist on your island?



7.0 Lasqueti Island Housing Needs

Respondents were asked to identify which groups of people might not be able to access housing on Lasqueti Island. Over 75% of respondents indicated that young adults might not be able to access housing. Second to young adults, it was also identified that families might not be able to access housing on Lasqueti Island. Other responses included low income earners and young families.

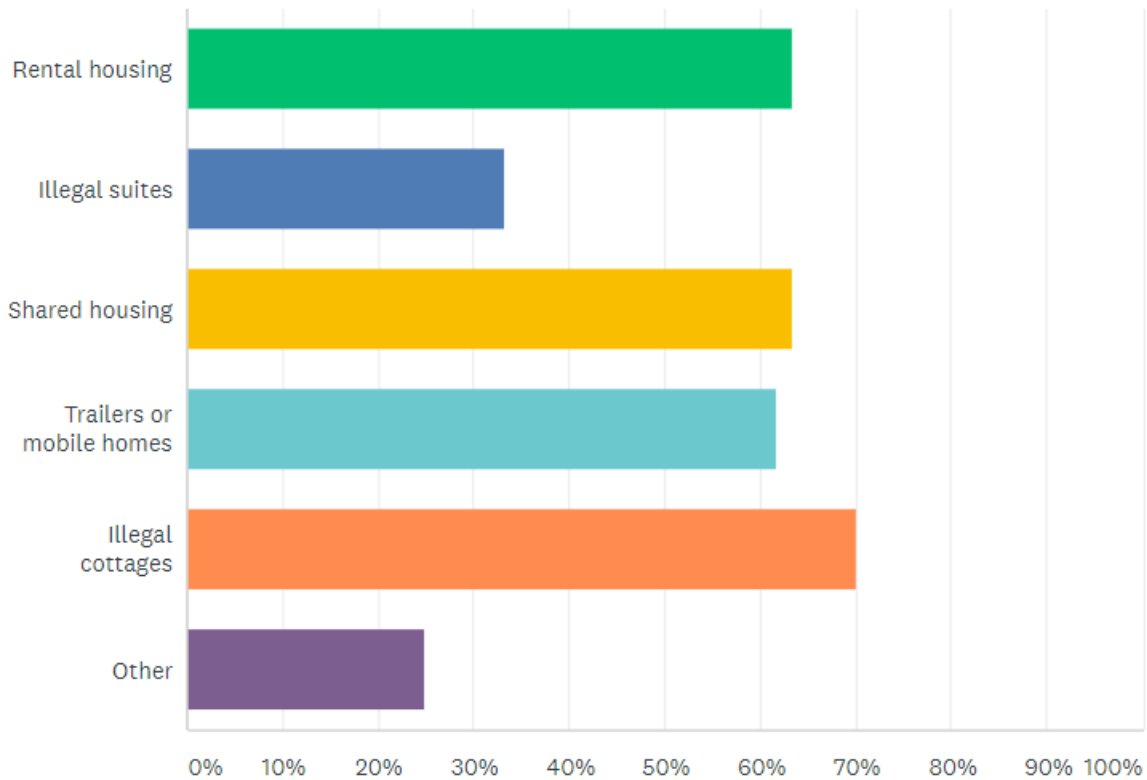
Figure 7.2: What groups are not able to access housing on your island?



The survey also asked respondents to identify where people who need affordable housing tend to live on Lasqueti Island. Illegal cottages, rental housing and shared housing were identified as places where people in need of affordable housing live. **Figure 7.3** highlights the responses per housing solution on Lasqueti Island.



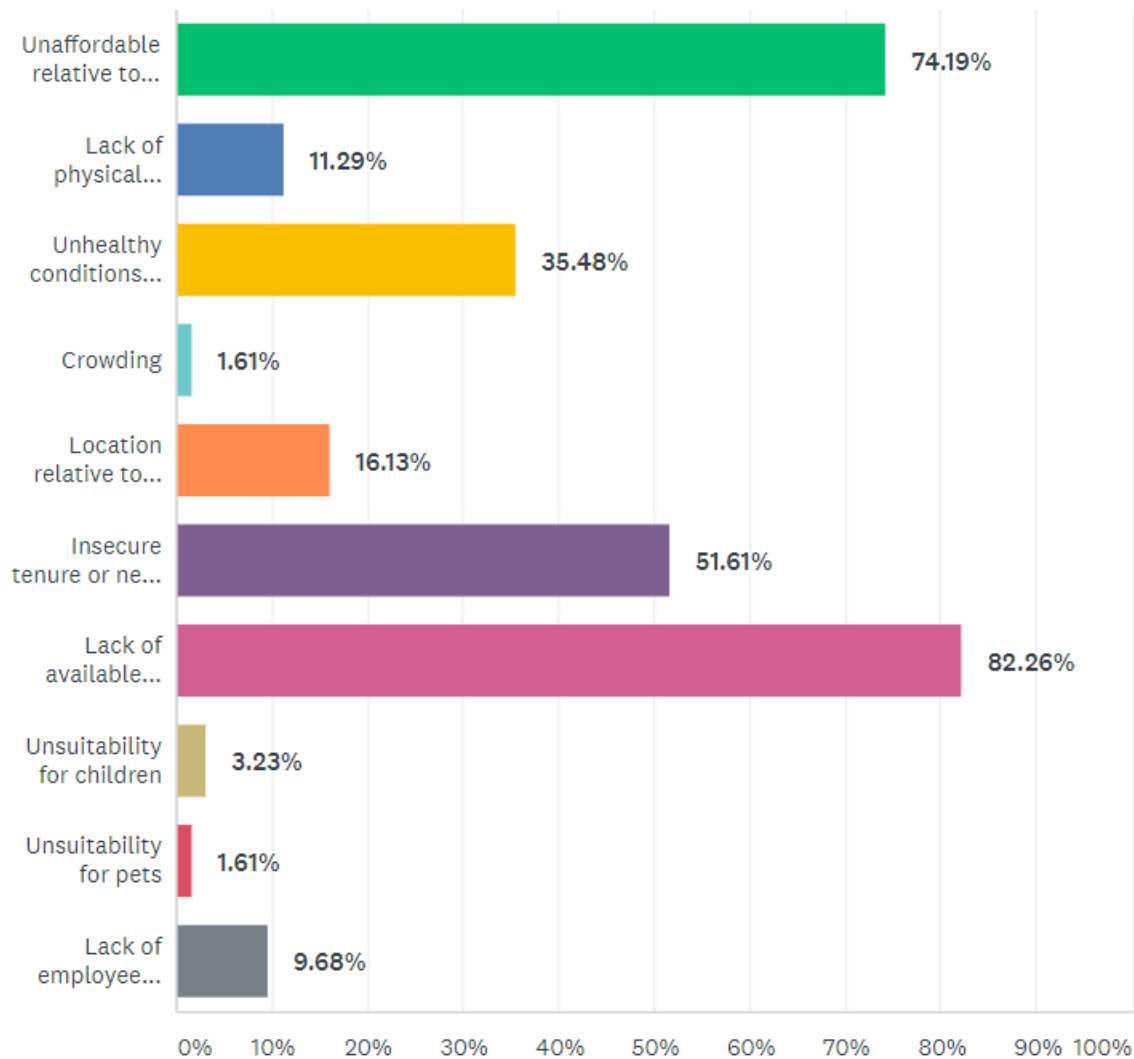
Figure 7.3: Where do the people that need affordable housing currently live on your island?



Sixty-four percent of the respondents acknowledged knowing people who were living in illegal accommodations. During the stakeholder meeting, the participants identified a number of people who were currently looking for housing and were living in tents or “couch surfing” until they could find something more permanent.

Recognizing the lack of rental accommodation and the number of people who are currently living in illegal accommodations, when asked what the top three housing challenges facing Lasqueti Island, the respondents identified lack of available housing options, unaffordable relative to income and insecure tenure (and the need to move frequently). **Figure 7.4** shows the response breakdown.

Figure 7.4: Please select the top three housing challenges faced by your island.



7.4 Affordable Housing Gaps

Based on the stakeholder meeting and the online survey, it appears that the housing gaps on Lasqueti Island are secure, appropriate rental accommodation for young adults and families. The three main challenges for housing are affordability, secure rental and accessibility.



7.5 Conclusion and Recommendations

Because the census data is not reliable, this study must depend on the anecdotal and qualitative evidence. It appears that there is a need for more affordable housing. With currently one affordable unit constructed, the community would like to develop more affordable housing. The estimate of affordable housing units required is between four and six for seniors. The other area of housing in demand is larger lots for family and small farm operations. There are limited parcels of land (and limited agricultural land) on the island. Some form of cooperative housing would facilitate young families to live and work on Lasqueti Island.



8.0 Thetis Island Housing Needs

Thetis Island is accessed by ferry from Chemainus. With a permanent population of 400, Thetis Island is serviced by a marina, pubs and restaurants, and three Christian camps. The camps provide some staff accommodation. Employment is seasonal.

8.1 Demographics and Population

The following information provides a summary of the current population and demographic breakdown as well as the projections for the future.

8.1.1 Population 2016

Demographics and Age

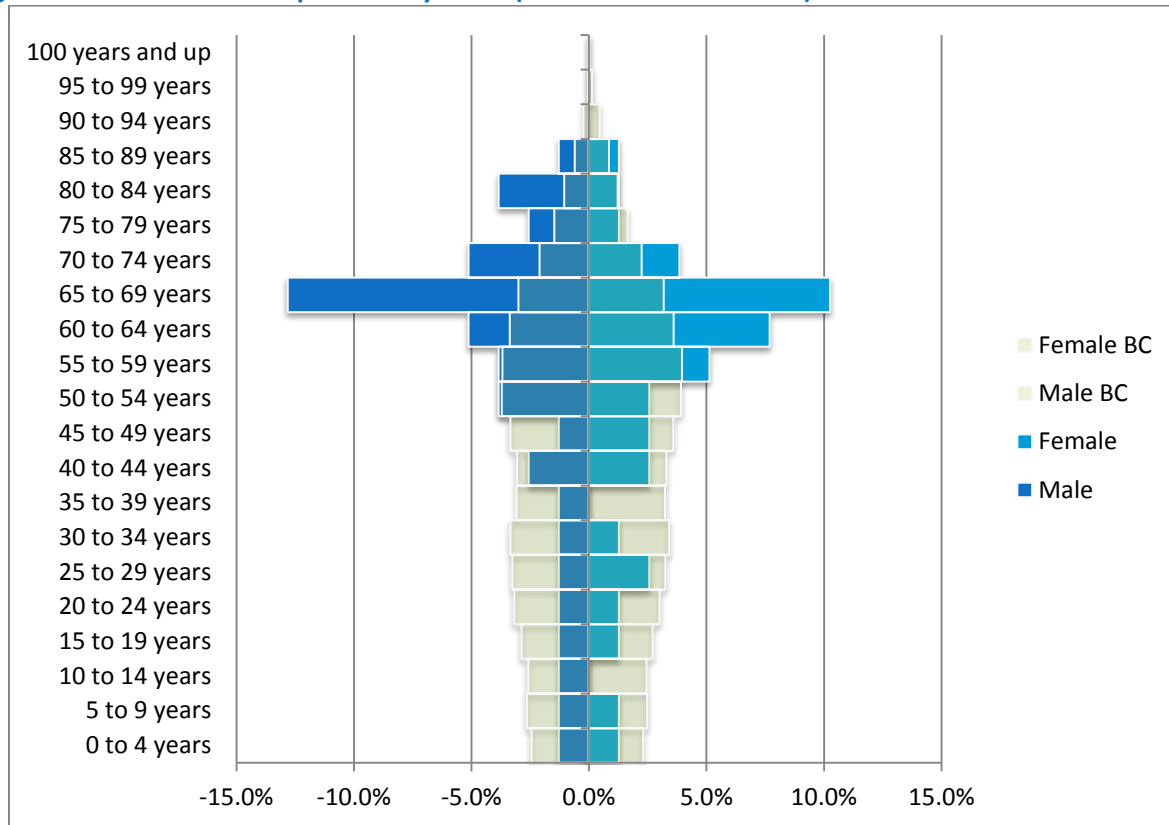
The 2016 Census indicates that the population of Thetis Island is 400. The population is generally older than the Cowichan Valley Regional District (CVRD) and the population of BC. The demographic cohort of 65 to 74 years for Thetis Island makes up 31.3% of the total population. This is significantly higher than the CVRD (14.7%) and BC (10.5%). The median age for Thetis Island is 62.9, compared to 49.9 for CVRD and 43.0 for BC. **Table 8.1** and **Figure 8.1** illustrate the demographic comparison in more detail.

Table 8.1: Thetis Island Age Categories, 2016 (Statistics Canada 2017f)

Ages - 2016	Thetis	% Total	CVRD	% Total	BC	% Total
0 to 4 years	10	2.5%	1,900	4.6%	220,625	4.7%
5 to 14 years	20	5.0%	4,390	10.7%	470,760	10.1%
15 to 19 years	15	3.8%	2,275	5.5%	258,980	5.6%
20 to 24 years	10	2.5%	1,855	4.5%	287,560	6.2%
25 to 44 years	50	12.5%	8,050	19.6%	1,213,865	26.1%
45 to 54 years	45	11.3%	5,620	13.7%	676,740	14.5%
55 to 64 years	90	22.5%	7,110	17.3%	679,020	14.6%
65 to 74 years	125	31.3%	6,045	14.7%	489,305	10.5%
75 to 84 years	30	7.5%	2,835	6.9%	250,480	5.4%
Over 85	5	1.3%	940	2.3%	109,190	2.3%
Totals	400	100.0%	41,020	100.0%	4,656,525	100.0%
Median Age	62.9		49.9		43.0	



Figure 8.1: Thetis Island Population Pyramid (Statistics Canada 2017f)



Seniors and Retirees

Table 8.2 provides a more detailed breakdown of the senior population, defined here as 55 and over. According to the 2016 Census, over 62.5% of Thetis Island residents are over the age of 55, compared to 41% for the CVRD and 33% for BC.

Compared to the CVRD and BC, Thetis Island has more residents aged 60 to 74 years. However, 55 to 60 and 75 and above, Thetis Island have fewer residents. This could indicate that seniors may be 'aging out' of the island due to a lack of suitable housing.

Table 8.2: Thetis Island Seniors Ages (Statistics Canada 2017f)

Senior's Ages	Thetis	% Total	CVRD	% Total	BC	% Total
55 to 59 years	35	14.0%	3,505	20.7%	354,925	23.2%
60 to 64 years	55	22.0%	3,605	21.3%	324,095	21.2%
65 to 69 years	85	34.0%	3,650	21.6%	287,520	18.8%
70 to 74 years	40	16.0%	2,395	14.1%	201,785	13.2%

Senior's Ages	Thetis	% Total	CVRD	% Total	BC	% Total
75 to 79 years	15	6.0%	1,685	10.0%	145,225	9.5%
80 to 84 years	15	6.0%	1,150	6.8%	105,255	6.9%
Over 85	5	2.0%	940	5.6%	109,190	7.1%
Totals	250	100.0%	16,930	100.0%	1,527,995	100.0%
% Total Population		62.5%		41.3%		32.8%

8.1.2 Household Characteristics

Household Composition

This report uses statistics for households as they better represent residential dwelling units rather than individuals. Thetis Island has a much lower proportion of families with children (14.3%) than the CVRD (31.4%) and BC (35.5%). In the case of lone parent families, the comparison is similar. **Table 8.3** shows the household composition in more detail.

Table 8.3: Thetis Island Household Composition (Statistics Canada 2017f)

Household Composition	Thetis	% Total	CVRD	% Total	BC	% Total
Families with children	25	14.3%	11,060	31.4%	668,035	35.5%
Lone parent families	10	5.7%	3,820	10.8%	197,940	10.5%
Families without children	90	51.4%	12,730	36.1%	527,700	28.0%
One person households	55	31.4%	9,560	27.1%	541,915	28.8%
Multiple census family households	0	0.0%	725	2.1%	55,620	3.0%
Two or more person non-census family households	5	2.9%	1,200	3.4%	88,705	4.7%
Total Households	175	100%	35,275	100%	1,881,975	100%

Table 8.4 shows the trends in household composition on Thetis Island. There has been a 10 year increase of families with children. Additionally, since the 2006 Census, there has been a 20% increase in lone parent families on the Thetis Island.

Over the last 10 years, there has only been an increase of five households on Thetis Island. Over the same timeframe, the average household size has also remained relatively stable.

Finally, there has been a significant decrease (50%) in the number of “other households” (multi-family and two or more person non-census family households) on Thetis Island over a 10 year period. This could indicate a reduction of housing affordability to those not defined as census families, but living in the same household (roommates), as well as families sharing homes.



Table 8.4: Thetis Island Household Composition (2006, 2011, 2016 Census)

Household Composition	2006	2011	2016	5 Year Change	% Change	10 Year Change	% Change
Families with children	10	25	25	0	0.0%	15	150.0%
Families without children	10	5	10	5	100.0%	0	0.0%
Lone parent families	75	70	90	20	28.6%	15	20.0%
One person households	65	55	55	0	0.0%	-10	-15.4%
Other households	10	20	5	-15	-75.0%	-5	-50.0%
Total Households	170	170	175	5	2.9%	5	2.9%
Average Household Size	2.0	1.9	2.0	0.1	5.3%	0.0	0.0%

Tenure – Rental and Ownership

Table 8.5 shows the breakdown of home ownership compared to rental units on Thetis Island, CVRD and BC. The percentage of households that are rented on Thetis Island (13.5%) is lower than the CVRD (22.3%) and BC (31.9%), resulting in less opportunities for rental units on Thetis Island.

Table 8.5: Thetis Island Household Tenure (Statistics Canada 2017f)

Household Tenure	Thetis	% Total	CVRD	% Total	BC	% Total
Rented	25	13.5%	7,805	22.3%	599,360	31.9%
Owned	160	86.5%	27,250	77.7%	1,279,020	68.1%
Total Households	185	100%	35,055	100%	1,878,380	100%

Over a 10 year period, the proportion of rented homes on Thetis Island has grown from 6.1% of the household stock rented to 13.5% in 2016. Over the same period, the number of owned households has decreased from 93.9% to 86.5%. There was no household tenure information available from the 2011 National Household Survey.

Table 8.6: Thetis Island Household Tenure (Rental/Ownership) 2006-2016 (Statistics Canada 2006, 2012f, 2017f)

Household Tenure	2006	% total	2011	% total	2016	% total
Rented	10	6.1%	-	-	25	13.5%
Owned	155	93.9%	-	-	160	86.5%
Total Households	165	100%	-	-	185	100%

Household Sizes

Reflective of the household composition on Thetis Island, there is a higher proportion of one person (30.6%) and two person households (52.8%) than the CVRD (27.1% and 42.1%) and BC (28.8% and

35.3%). 83.4% of residents on Thetis Island live in one or two person households. The average number of persons per household on Thetis Island (2.0) is lower than that of CVRD (2.3) and BC (2.4).

Table 8.7: Thetis Island Household Sizes (Statistics Canada 2017f)

Household Size	Thetis	% Total	CVRD	% Total	BC	% Total
1 person	55	30.6%	9,555	27.1%	541,910	28.8%
2 persons	95	52.8%	14,850	42.1%	663,770	35.3%
3 persons	15	8.3%	4,705	13.3%	277,690	14.8%
4 persons	15	8.3%	3,935	11.2%	243,125	12.9%
5 or more persons	5	2.8%	2,220	6.3%	155,470	8.3%
# Private households	180	100%	35,270	100%	1,881,970	100%
# Persons in private households	355		81,880		4,560,240	
Average # Persons	2.0		2.3		2.4	

8.2 Income 2015

8.2.1 Taxable Income Distribution- Individuals

The 2016 Census provides information on the incomes of respondents for the previous year (2015).

Table 8.8 depicts the total reported income for Thetis Island, CVRD and BC in 2016. Average tax-filer income on Thetis Island is \$61,201, which is 29.7% lower than CVRD and 47.6% lower than BC. The median income for Thetis Island is \$57,216 which is also lower than the median for CVRD (13.9%) and BC (22.3%).

Table 8.8: Thetis Island Total Taxable Income (Statistics Canada 2017f)

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
Without income	10	3.0%	2,495	3.6%	142,970	3.7%
Under \$10,000 (including loss)	50	15.4%	9,675	14.4%	573,315	15.4%
\$10,000 to \$19,999	70	21.5%	12,090	18.0%	653,915	17.5%
\$20,000 to \$29,999	50	15.4%	9,980	14.9%	503,290	13.5%
\$30,000 to \$39,999	40	12.3%	8,305	12.4%	424,330	11.4%
\$40,000 to \$49,999	40	12.3%	6,810	10.1%	366,220	9.8%
\$50,000 to \$59,999	20	6.2%	5,075	7.6%	286,310	7.7%
\$60,000 to \$69,999	10	3.1%	4,025	6.0%	222,975	6.0%
\$70,000 to \$79,999	10	3.1%	3,035	4.5%	171,625	4.6%
\$80,000 to \$89,999	10	3.1%	2,320	3.5%	134,090	3.6%
\$90,000 to \$99,999	-	0.0%	1,680	2.5%	96,825	2.6%
\$100,000 and over	15	4.6%	4,120	6.1%	294,475	7.9%
Total Reporting Income	325	100%	67,125	100%	3,727,360	100%
Median Income	\$57,216.00		\$65,191.00		\$69,995.00	
Average Income	\$61,201.00		\$79,411.00		\$90,354.00	



8.2.2 Household Income

Household income is used as an indicator of housing affordability, as it includes every person in a dwelling who may be contributing to paying for the housing costs. **Table 8.9** shows the median household income for Thetis Island. The island has a lower household income than both CVRD and BC in all economic family compositions. The disparity between median household incomes on Thetis Island with those in the CVRD and BC is most pronounced for couple families with children. Smaller disparities exist for families without children and those not in an economic family.

Table 8.9: Thetis Island Median Household Income, 2015 (Statistics Canada 2017f)

Economic Family Composition	Thetis	% Total	CVRD	% Total	BC	% Total
Couple families with children	\$66,304	12.5%	\$105,679	20.3%	\$111,736	24.4%
Lone parent families	-	5.0%	\$45,605	9.6%	\$51,056	9.0%
Families without children	\$72,704	47.5%	\$75,945	33.5%	\$80,788	26.3%
Not in an economic family	\$22,208	37.5%	\$29,393	36.7%	\$31,255	40.2%
All Households	\$57,216	100%	\$65,191	100%	\$69,995	100%

Household Income Distribution

Household income distribution can be used to determine an approximate number of housing options for different income groups. While the median income of Thetis Island is \$57,216, over 20% of households report over \$100,000 in income. Compared to the CVRD and BC, Thetis Island has a lower median income. CVRD reports a median income of \$65,191 and BC \$69,995.

Table 8.10: Thetis Island Household Income Distribution, 2015 (Statistics Canada 2017f)

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
Under \$5,000	5	2.9%	530	1.5%	43,415	2.3%
\$5,000 to \$9,999	5	2.9%	460	1.3%	27,140	1.4%
\$10,000 to \$14,999	5	2.9%	1,035	2.9%	55,745	3.0%
\$15,000 to \$19,999	10	5.7%	1,525	4.3%	77,565	4.1%
\$20,000 to \$24,999	15	8.6%	1,705	4.8%	78,695	4.2%
\$25,000 to \$29,999	5	2.9%	1,500	4.3%	72,985	3.9%
\$30,000 to \$34,999	5	2.9%	1,635	4.6%	78,080	4.1%
\$35,000 to \$39,999	10	5.7%	1,660	4.7%	78,395	4.2%
\$40,000 to \$44,999	10	5.7%	1,645	4.7%	76,775	4.1%
\$45,000 to \$49,999	10	5.7%	1,575	4.5%	75,860	4.0%
\$50,000 to \$59,999	20	11.4%	2,945	8.3%	143,475	7.6%
\$60,000 to \$69,999	15	8.6%	2,725	7.7%	132,845	7.1%
\$70,000 to \$79,999	15	8.6%	2,500	7.1%	122,350	6.5%
\$80,000 to \$89,999	15	8.6%	2,205	6.3%	111,350	5.9%
\$90,000 to \$99,999	5	2.9%	1,850	5.2%	99,420	5.3%

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
\$100,000 and over	35	20.0%	9,790	27.8%	607,855	32.3%
Total Reporting Income	175	105.7%	35,270	100.0%	1,881,965	100.0%
Median Income	\$57,216.00		\$65,191.00		\$69,995.00	
Average Income	\$61,201.00		\$79,411.00		\$90,354.00	

Table 8.11 highlights household income distribution from 2005 to 2015. Over the 10 year period, the proportion of households reporting less than \$39,999 has declined, which the income group \$20,000 to \$29,999 remaining constant. Reported incomes of \$40,000 and higher have increased over 10 years by 50% to 100%. This indicates that the household income on Thetis Island has risen over the 10 year period. Note that no income information was available from the 2011 National Household Survey for Thetis Island.

Table 8.11: Thetis Household Income Distribution, 2005-2015 (Statistics Canada 2006, 2012f, 2017f)

Household Income	2005	% Total	2015	% Total	2005-2015	% Change
Under \$9,999	15	8.8%	10	5.7%	-5	-33.3%
\$10,000 to \$19,999	25	14.7%	15	8.6%	-10	-40.0%
\$20,000 to \$29,999	20	11.8%	20	11.4%	0	0.0%
\$30,000 to \$39,999	35	20.6%	15	8.6%	-20	-57.1%
\$40,000 to \$49,999	10	5.9%	20	11.4%	10	100.0%
\$50,000 to \$59,999	10	5.9%	20	11.4%	10	100.0%
\$60,000 to \$79,999	20	11.8%	30	17.1%	10	50.0%
\$80,000 to \$99,999	10	5.9%	20	11.4%	10	100.0%
\$100,000 and over	20	11.8%	35	20.0%	15	75.0%
Total Reporting Income	170	100.0%	175	100.0%	5	2.9%
Median Income	\$37,055		\$57,216		\$20,161	54.4%
Average Income	\$49,063		\$61,201		\$12,138	24.7%

Household Income Groups and Household Income Disparity

As previously mentioned, for ease of comparison with the 2015 SS HNA, this report is using the same income group definitions. **Table 8.12** provides the income range for each category, as defined in relation to the median income for Thetis Island (\$57,216). **Table 8.13** provides a comparison of the proportion of these household income groups between Thetis Island, CVRD and BC as a whole.

Table 8.12: Thetis Island Household Income Groups, 2015 (Statistics Canada 2017f)

Income Groups	Definition	Income Range	Thetis	% Total
Little to no income	under \$15,000	under \$15,000	15	8.1%
Low income	\$15,000 to 50% median	\$15,000 to \$29,999	30	16.2%
Low to moderate income	50% - 80% median	\$30,000 to \$44,999	25	13.5%
Moderate	80% - 100% median	\$45,000 to \$59,999	30	16.2%



Income Groups	Definition	Income Range	Thetis	% Total
Moderate to above moderate	100% - 120% median	\$60,000 to \$69,999	15	8.1%
Above moderate to high	120% - 150% median	\$70,000 to \$89,999	30	16.2%
High income	150% median +	\$90,000 and over	40	21.6%
All Households	\$57,216		185	100%

Income disparity on Thetis Island is similar to that found in the CVRD and across BC as a whole, although there are a greater proportion of little to no income households and a smaller percentage of high income household income groups on Thetis Island compared to CVRD and BC.

Table 8.13: Thetis Island Household Income Groups, 2015 (Thetis, CVRD, BC) (Statistics Canada 2017f)

Total Income 2015	Thetis	% Total	CVRD	% Total	BC	% Total
Median Income	\$57,216		\$65,191		\$69,995	
Little to no income	15	8.1%	2,025	5.7%	126,300	6.7%
Low income	30	16.2%	4,730	13.4%	307,325	16.3%
Low to moderate income	25	13.5%	6,515	18.5%	374,505	19.9%
Moderate	30	16.2%	5,670	16.1%	132,845	7.1%
Moderate to above moderate	15	8.1%	2,500	7.1%	122,350	6.5%
Above moderate to high	30	16.2%	4,055	11.5%	210,770	11.2%
High income	40	21.6%	9,790	27.7%	607,855	32.3%
Total	185	100%	35,285	100%	1,881,950	100%

8.3 Current Housing Supply

8.3.1 Existing Housing Stock

Structure Type

The housing supply on Thetis Island is predominately single-detached dwellings, which form 94.3% percent of the total housing supply. This is higher than the CVRD (73.4%) and BC (44.1%). Lack of diversity in housing stock can be a contributor to a lack of affordable rental and ownership options for a full range of income groups and family compositions. This relationship is shown in **Table 8.14**.

Table 8.14: Thetis Island Housing by Structure Type, 2016 (Statistics Canada 2017f)

Structure Type	Thetis	% Total	CVRD	% Total	BC	% Total
Single-detached house	165	94.3%	25,905	73.4%	830,660	44.1%
Apartment 5+ storeys	-	0.0%	-	0.0%	177,830	9.4%
Movable dwelling	10	5.7%	1,840	5.2%	49,290	2.6%
Semi-detached house	-	0.0%	1,400	4.0%	57,395	3.0%
Row house	-	0.0%	1,535	4.4%	147,830	7.9%

Structure Type	Thetis	% Total	CVRD	% Total	BC	% Total
Apartment, duplex	-	0.0%	1,175	3.3%	230,075	12.2%
Apartment < 5 storeys	-	0.0%	3,275	9.3%	385,140	20.5%
Other single-attached house	-	0.0%	140	0.4%	3,755	0.2%
Total Private Dwellings	175	100%	35,270	100%	1,881,975	100%

Age of Housing Stock

Table 8.15 shows the construction period of dwellings on Thetis Island, compared to CVRD and BC. In general Thetis has fewer dwellings that were constructed prior to 1960 when compared to the CVRD and BC. Similar to other islands in the Islands Trust, Thetis Island experienced increased construction from 1991 to 2000. Construction rates have remained slightly higher on Thetis Island compared to CVRD and BC.

Table 8.15: Thetis Island Dwelling Age, 2016 (Statistics Canada 2017f)

Construction Period	Thetis	% Total	CVRD	% Total	BC	% Total
1960 or before	15	7.7%	6,050	17.2%	267,560	14.2%
1961 to 1980	45	23.1%	10,025	28.4%	559,485	29.7%
1981 to 1990	20	10.3%	5,090	14.4%	289,565	15.4%
1991 to 2000	70	35.9%	7,030	19.9%	331,865	17.6%
2001 to 2005	15	7.7%	1,950	5.5%	125,335	6.7%
2006 to 2010	20	10.3%	3,195	9.1%	171,945	9.1%
2011 to 2016	10	5.1%	1,925	5.5%	136,210	7.2%
Total	195	100%	35,265	100%	1,881,965	100%

Non-Resident Ownership

Table 8.16 shows the portion of dwellings on Thetis Island which are occupied by usual residents. Usual place of residence applies to those who own multiple properties. At 46.4%, Thetis Island's rate of dwellings occupied by usual residents is much lower than that of the CVRD (93.0%) and BC (91.2%). However, the percentage of dwellings occupied by usual residents on Thetis Island has increased by 5.7% since 2011.

Table 8.16: Thetis Island Dwellings Occupied by Usual Residents 2011-2016 (Statistics Canada 2012f, 2017f)

Census Year	Thetis	% Total	CVRD	% Total	BC	% Total
2016	178	46.4%	35,272	93%	1,881,969	91%
2011	166	40.7%			1,764,637	90.7%
% Change 2011-2016		-1.1%				-0.7%



8.3.2 Rental Availability and Affordability

Private Market Listings

The CMHC does not conduct rental market surveys for Thetis Island, and there is no formal inventory of rental properties conducted on Thetis Island. The rental housing market is extremely limited on Thetis Island. As of January 2018, there were no rentals available for rent in public listings on Craigslist, Padmapper, Kijiji or AirBnB. While this information is far from a complete picture of the rental market on Thetis Island, it paints a picture of a lack of affordable rental housing options. Anecdotal evidence and survey results for this assessment confirm this limited market for rental housing. The majority of respondents indicated that they pay between \$400 and \$750 for rent on Thetis Island.

Social Housing

There is currently no social or supported housing on Thetis Island.

8.3.3 Homeowner Options

Current Listings

Table 8.17 provides MLS listings as of January 30, 2018 to provide a snapshot of housing currently available for purchase on Thetis Island. The table also includes income required for ownership, based on an assumption that no more than 30% of income is used for shelter costs, \$200/ month in costs of ownership, 75% loan over a 25 year amortization period, and 4% interest.

There were a total of seven listings available on Thetis Island, with an average price of \$736,957 and a median price \$649,900. While the number of available listings is relatively low, there is presently a range of home price categories available on Thetis Island. However, all homes available for purchase on this date were single family dwellings.

Figure 8.2: What is your monthly rent?

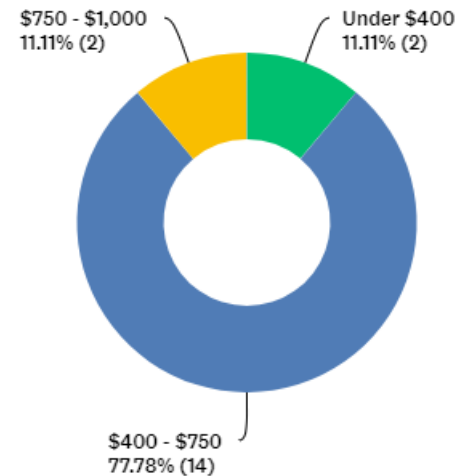


Table 8.17: Thetis Island MLS Listings, January 2018

Price Range	# Listed	Average Cost	Income Required
\$0 - \$149,999	-		
\$150,000 - \$199,999	-		
\$200,000 - \$299,999	-		
\$300,000 - \$399,999	1	\$349,000	\$63,265
\$400,000 - \$499,999	1	\$420,000	\$74,507
\$500,000 - \$599,999	-		
\$600,000 - \$699,999	2	\$638,400	\$109,091
\$700,000 - \$799,999	-		
\$800,000 - \$899,999	-		
\$900,000 - \$999,999	2	\$986,950	\$164,285
\$1,000,000 - \$1,499,999	1	\$1,139,000	\$188,362
\$1,500,000 - \$1,999,999	-		
\$2,000,000 - \$2,499,999	-		
\$2,500,000 - \$2,999,999	-		
\$3,000,000 - \$3,499,999	-		
\$3,500,000 - \$3,999,999	-		
\$4,000,000 - \$4,499,999	-		
\$4,500,000 - \$4,999,999	-		
\$5,000,000 and up	-		
Total	7		
Average \$		\$736,957.14	\$124,698
Median \$		\$649,900.00	\$110,912

8.4 Housing Affordability

8.4.1 Affordability Targets

Housing affordability is defined in **Section 1.1** of this report. Housing is generally considered affordable if it meets suitability and adequacy standards, and does not cost more than 30% of total household income.

Based on these assumptions, **Table 8.18** provides affordability for different household groups, based on median incomes of each group as provided in the 2016 Census. The percentage of the total population for each group is also provided, to indicate the ideal percentage of total available housing units available for each household type and income level.



To allow comparison with the SS HNA affordable purchase price was calculated based on an assumed 4% interest rate, 25 year amortization, and 75% loan-to-value ratio. The homeowner monthly shelter costs are also included at \$200 for taxes, insurance and utilities.

Household Type

Table 8.18: Thetis Island Household Affordability Targets

Household Affordability Targets	% Population	Median Income	Affordable Rent	Affordable Purchase
Couple families with children	12.5%	\$66,304	\$1,658	\$369,000
Lone parent families	5.0%	\$-	\$-	\$(51,000)
Families without children	47.5%	\$72,704	\$1,818	\$409,000
Not in an economic family	37.5%	\$22,208	\$555	\$90,000
All Households (2015)	100%	\$57,216	\$1,430	\$311,000

Income Groups and Ideal Affordable Housing Supply

Table 8.19 provides a detailed breakdown of the number of housing units available for each of the income groups previously identified in **Table 8.12**, based on the percentage of the total households within each group. Affordable rent and purchase prices have been calculated using the same assumptions and benchmarks previously used in this report.

It is also important to note that welfare clients received \$375 for monthly rent.

As an illustration of how this table can be used, it indicates that 34.2% of households (all households below moderate income of \$40,000) need rental housing \$938/month or less. Similarly, 13.2% of households can afford a home with a purchase price of \$581,000. However, home ownership is not feasible for everyone even if the house itself seems to be affordable. The new mortgage regulations require a down payment of 20% to 25% with a risk assessment of the interest rate to ensure the buyer can afford an interest rate 2% higher than their approved rate. Service industry employees working minimum wage or even more would find it very difficult to save the down payment while renting.

Table 8.19: Thetis Island Ideal Housing Supply - Rental and Purchase Prices (Statistics Canada 2017f)

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Little to no income	Under \$5,000	5	2.6%	\$5,000	\$125	n/a
	\$5,000 to \$9,999	-	0.0%	\$7,500	\$188	n/a
	\$10,000 to \$14,999	5	2.6%	\$12,500	\$313	\$29,000
Low income	\$15,000 to \$19,999	10	5.3%	\$17,500	\$438	\$60,000
	\$20,000 to \$24,999	15	7.9%	\$22,500	\$563	\$92,000

Income Groups	Income Range	#	% Households	Average Income	Affordable Rent	Affordable Purchase
Low to moderate income	\$25,000 to \$29,999	5	2.6%	\$27,500	\$688	\$124,000
	\$30,000 to \$34,999	15	7.9%	\$32,500	\$813	\$155,000
	\$35,000 to \$39,999	10	5.3%	\$37,500	\$938	\$187,000
Moderate	\$40,000 to \$44,999	10	5.3%	\$42,500	\$1,063	\$218,000
	\$45,000 to \$49,999	15	7.9%	\$47,500	\$1,188	\$250,000
Moderate to above moderate	\$50,000 to \$59,999	25	13.2%	\$55,000	\$1,375	\$297,000
Above moderate to high	\$60,000 to \$69,999	15	7.9%	\$65,000	\$1,625	\$360,000
High income	\$70,000 to \$79,999	15	7.9%	\$75,000	\$1,875	\$424,000
	\$80,000 to \$89,999	10	5.3%	\$85,000	\$2,125	\$487,000
	\$90,000 to \$99,999	10	5.3%	\$95,000	\$2,375	\$550,000
	\$100,000 +	25	13.2%	\$100,000	\$2,500	\$581,000
Median Income		190	100%	\$57,216	\$1,430	\$311,000

8.5 Community Perspectives

For a description of methods, please see **Section 1.2 - Approach and Methods**.

8.5.1 Stakeholder/Key Informants Interviews

On November 24, 2017, a stakeholder meeting was held with 15 representatives from the community. The attendees discussed the characteristics of the island. While some of the camps provide some staff accommodation for the seasonal workers, other employers do not. There was significant concern from BC Ferries representative. There is no secure, affordable accommodations for the ferry workers who need to remain/reside on Thetis Island, who are on the first ferry (the ferry overnights on Thetis Island). There are 25 BC ferry employees that work the Thetis Ferry. It was estimated that half of the workers would live on Thetis Island if there was affordable and secure rental accommodation. It was also acknowledged that in future, seniors would require either more social services or supported housing if they are to stay on the island. Finally it was noted that as the population ages (current median age is 62.9 years), there will be more demand for maintenance and support services such as yard maintenance and home repair. However, without affordable, appropriate housing, these people will not be attracted to the island.



8.5.2 Online Survey

Eighty-one people (20.8% of the island population) completed the online survey. Interestingly, the responses were fairly evenly split between permanent and non-permanent residents (55% and 45%, respectively). Seventy-nine percent of the respondents owned their homes.

The survey asked respondents to identify gaps in housing supply on Thetis Island. Almost 70% of respondents identified a gap in affordable housing supply. Over 45% of respondents also identified a gap in supply of seniors housing on Thetis Island. Other responses were that there were gaps for low income workers and a need for more rentals. **Figure 8.3** shows the categories and responses.

Figure 8.3: What housing supply gaps exist on your island?

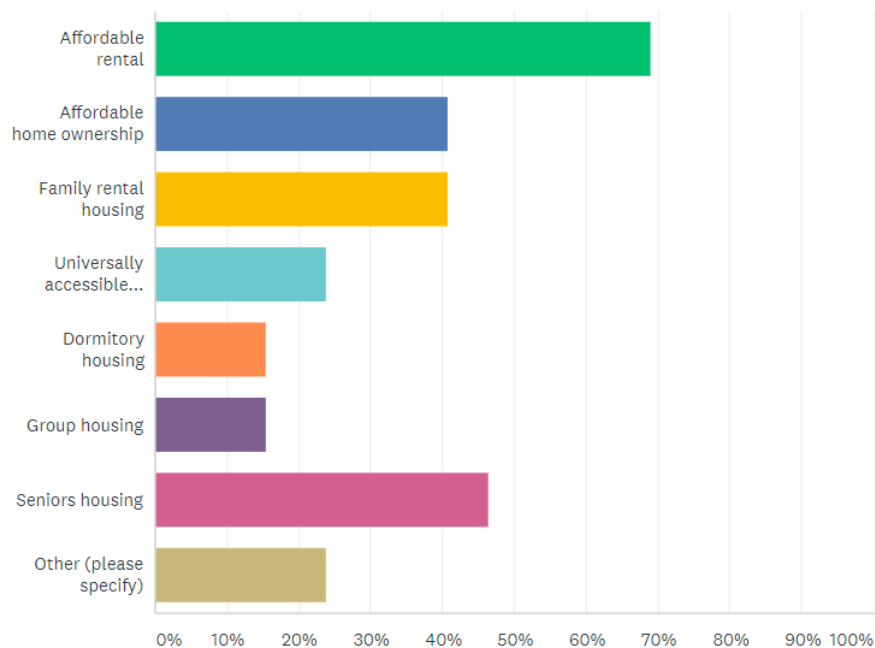
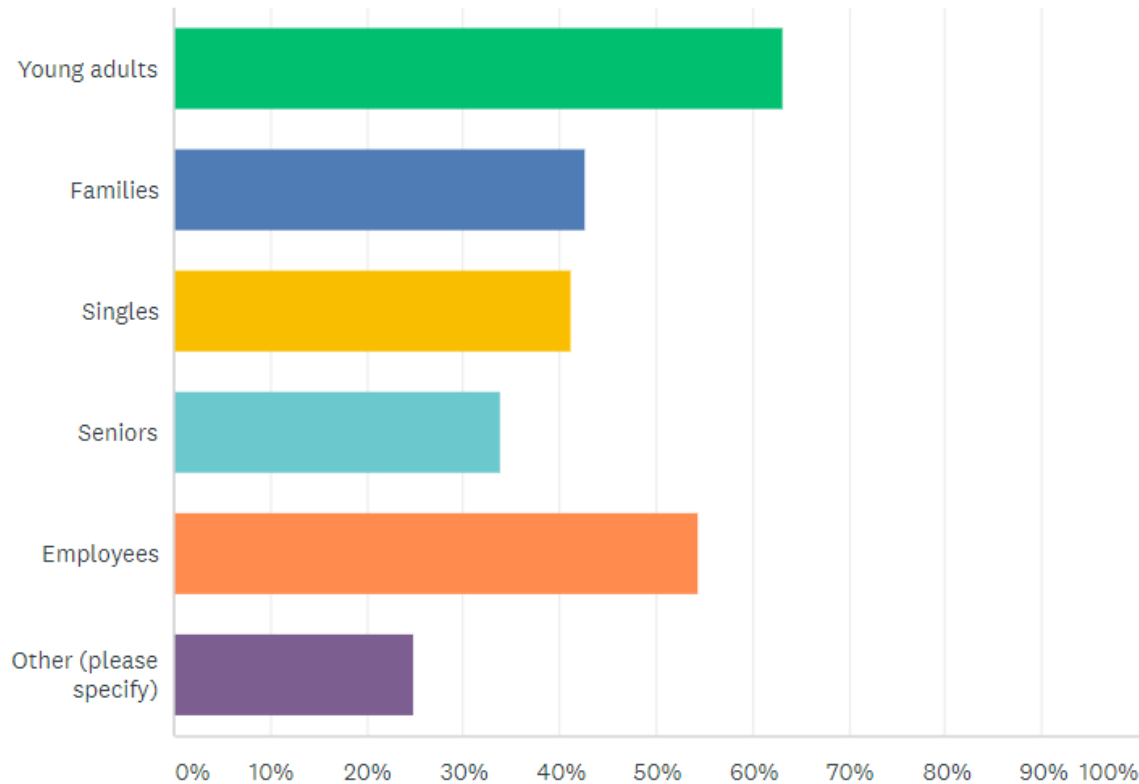


Figure 8.4: What groups are not able to access housing on your island?

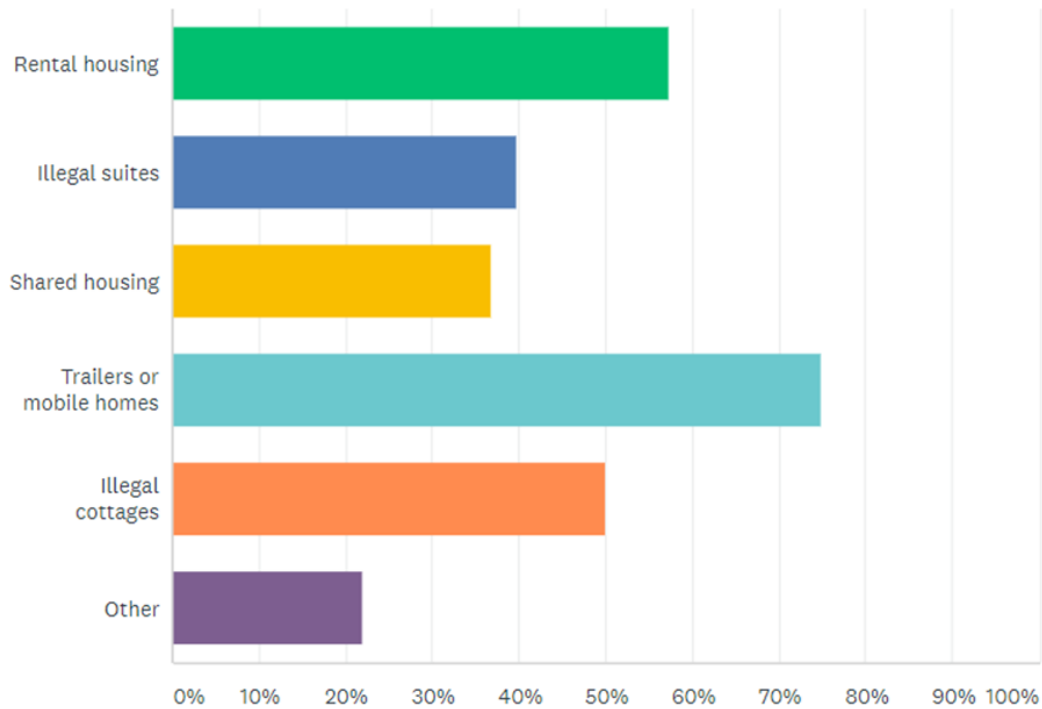


From the results of the survey, it appears that the people who need affordable housing live in trailers or mobile homes (assumedly parked on private land), and rental housing and an assortment of illegal solutions including suites and cottages. Sixty percent of the respondents were aware of people living in illegal situations.

Respondents were also asked to identify groups that may not be able to access appropriate housing on Thetis Island. Over 60% of people indicated that young adults may not be able to access adequate housing. The other group identified was employees. Other responses included vulnerable people and new immigrants. **Figure 8.4** shows the categories and responses.

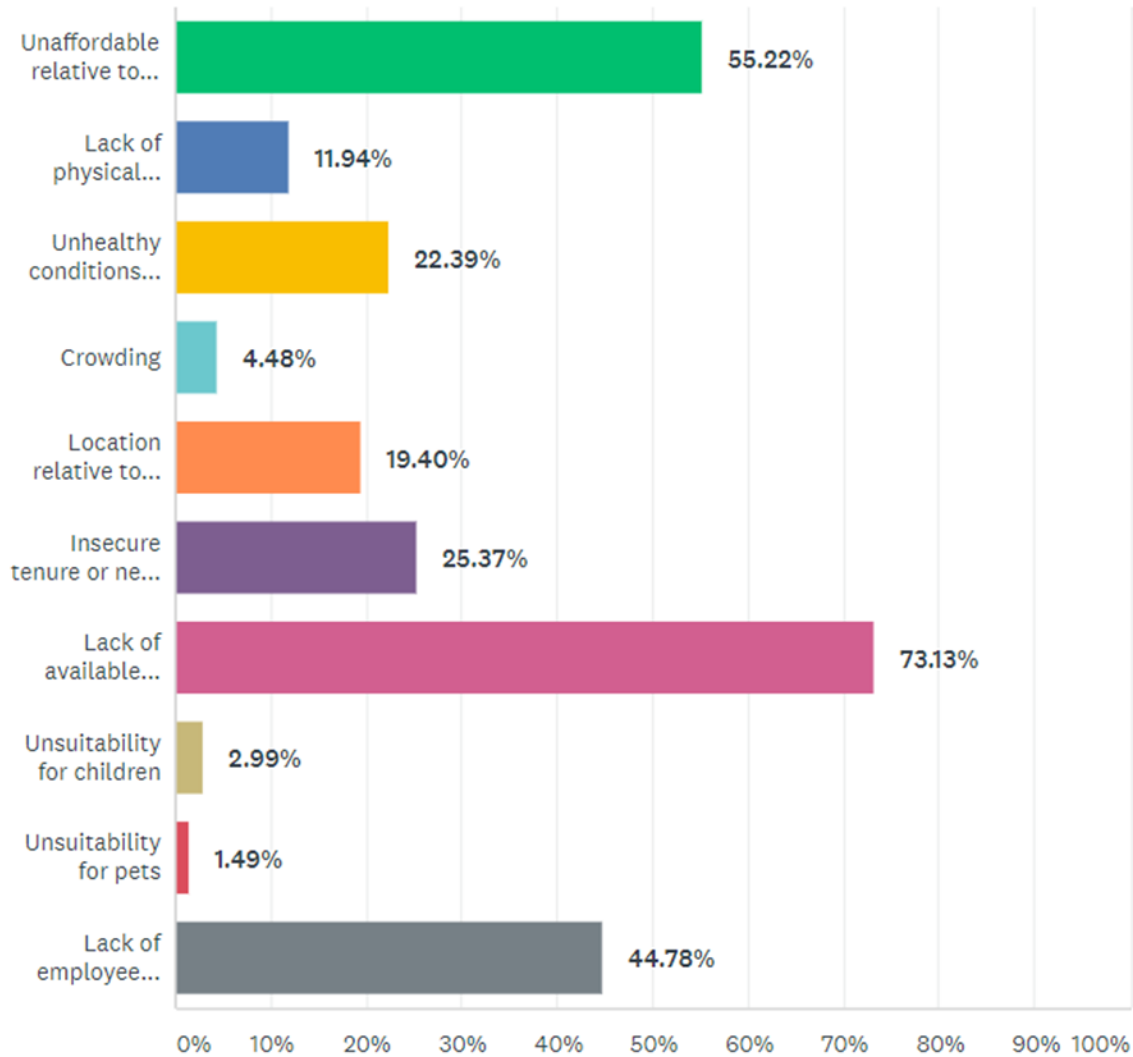


Figure 8.5: Where do the people that need affordable housing currently live on your island?



When asked what the top housing challenges for housing on Thetis Island were, 73% of survey respondents indicated that was a lack of available housing options available, 55% stated that housing was unaffordable relative to income, and 45% indicated a lack of employee housing.

Figure 8.6: Please select the top three housing challenges faced by your island.



8.6 Affordable Housing Gaps

The people who cannot currently access housing are the young adults, families and employees. The vulnerable population is primarily the employees who take seasonal jobs but cannot find appropriate, affordable housing.



8.7 Conclusion and Recommendations

The population projections for Thetis range from 420 to 477 in the next 25 years. This is an increase of between 20 and 77 people. Using the high projection and assuming the average household size remains at 2.0, this means that the island will require 15 new affordable housing units over the next 25 years. This would seem to require units that would accommodate singles and families.



9.0 Summary and Recommendations

The comments received over and over in the surveys, and during the stakeholder meetings were that the top four challenges of the islands in the Northern Region are:

1. Unaffordable relative to income – based on limited employment on the islands, seniors with fixed income and the number of artists and craftspeople, the required rent is more than 30% of the gross income of the potential tenant.
2. Unhealthy conditions – mould, inadequate heat, no potable water, use of outhouses all lead to unhealthy conditions for the tenants.
3. Insecure tenure – because many people rent out their homes when they are not on the islands. These rentals are either for three to six months, or give the tenant a lease for a year and then “evict” the tenant for reasons of family in the late spring. This often requires the tenants to move often more than once a year. These tenants often have service jobs on the islands and have to spend significant time looking for another place to live.
4. Lack of housing options – most rentals on the islands are full houses, portions of a house, or a cottage or an illegal suite in a house. Often a housing option is an individual placing a mobile home or trailer on someone’s property. This raises concerns of water and sanitary servicing.

It is recognized that the Islands Trust cannot own property nor can the Local Trust Committee’s fetter their decision making by becoming “hands-on” involved with the actual provision of affordable housing. However, the Local Trust Committees can provide direction and set goals for affordable housing through the OCP’s and ensure a clear process and timelines in the Zoning Bylaws for any required rezoning applications.

The recommendations provided here will give direction to any future housing needs strategies. Based on the housing needs identified in this report, it is recommended:

- That each island review their OCP to ensure that there are supportive policies for the development of safe, secure, appropriate, and affordable rental housing.
- That the Islands Trust promote the ability to enter into Housing Agreements with property owners and not-for-profit organizations to ensure housing remains affordable.
- That the Local Trust Committees support the efforts of not-for-profit organizations to increase the amount of safe, secure, appropriate, affordable housing on their islands.
- The Islands Trust and/or the individual Local Trust Committees can consider conducting a local “municipal” census for each island mid-way between federal census years to provide up to date information.



Appendix A

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Appendix B

Survey Summaries



File No.: 6500-20
(LTC Cannabis Regulation)

DATE OF MEETING: August 3, 2018
TO: Hornby Island Local Trust Committee
FROM: Ann Kjerulf, Regional Planning Manager
Northern Team
COPY: David Marlor, Director of Local Planning Services
SUBJECT: Regulation of Cannabis Production and Retail Sales and Non-Medical Cannabis Retail License Application Fees

RECOMMENDATION

1. That the Hornby Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:

- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee.
- The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.
- The public consultation process shall be determined by the local trust committee after initial review of the proposal.
- However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
 - Name of the applicant and a description of the proposal in general terms
 - The location of the proposed establishment and the subject site
 - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.
 - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application
 - How public comments may be submitted to the local trust committee.

2. That the Hornby Island Local Trust Committee request that staff prepare a draft bylaw to amend the fees bylaw to specify a fee for Liquor Control and Licensing Branch non-medical cannabis retail license applications, in the amount of \$2,000.

REPORT SUMMARY

This report provides information to local trust committees regarding the proposed *Cannabis Act* and describes options for the regulation of cannabis production and non-medical cannabis retail sales. The LTC is asked to consider:

- Adopting a standing resolution to process Liquor Control and Licensing Branch (LCLB) non-medical cannabis retail applications;
- Amending the LTC fees bylaw to include a specific fee for the processing of LCLB non-medical cannabis retail applications;
- As an option, reviewing its land use regulations applicable to cannabis production and retail sales.

BACKGROUND

Regulatory Framework

Cannabis Act

The proposed *Cannabis Act*¹ would provide a framework for the production, distribution, sale and possession of cannabis, which would be jointly regulated by federal, provincial and local governments across Canada. Under the *Cannabis Act*, the federal government's primary responsibilities would include licensing both medical and non-medical cannabis producers, regulating the industry (advertising, marketing, and promotion), and determining health and safety standards (e.g. potency and ingredients). Provinces and territories would license and oversee the distribution and retail sale of cannabis.²

Until the adoption of the *Cannabis Act*, the *Access to Cannabis for Medical Purposes Regulation (ACMPR)* released 2016³ remains the authority for lawful cannabis production and possession; cannabis may be grown by registered persons or licensed producers for medical purposes; and retail distribution of cannabis in dispensaries and storefronts is illegal.⁴

The *Cannabis Act* includes a broad definition of cannabis:

- Any part of the cannabis plant, other than mature stalks that do not contain leaves, flowers or seeds, the cannabis plant fibre, or the plant root.
- Any substance or mixture of substances that contains or has on it any part of a cannabis plant.
- Any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

Marihuana is a form of cannabis. "Cannabis" is preferable to "marihuana" for the regulatory context.⁵

¹ Proposed *Cannabis Act*. <http://www.parl.ca/DocumentViewer/en/42-1/bill/C-45/third-reading>

² FCM. 2018. Municipal Guide to Cannabis Legalization. <https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>

³ The *Access to Cannabis for Medical Purposes Regulation* replaced the *Marihuana for Medical Purposes Regulation*.

⁴ FCM. 2018. Municipal Guide to Cannabis Legalization. <https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>

⁵ IBID.

BC Cannabis Control and Licensing Act

The *BC Cannabis Control and Licensing Act (BCCLA)*, proclaimed on May 31, 2018, establishes provincial control over the sale, supply and possession of non-medical cannabis, and establishes licensing of private cannabis retailers, including registration and training requirements for those who will work in cannabis retail. The *Act* outlines restrictions on the possession, personal cultivation and consumption of cannabis by adults and prohibitions for minors.

The *BCCLA* requires notification to the local government or Indigenous nation for the area in which a retail establishment is proposed to be located or is located.

Upon receipt of notification, the applicable local government or Indigenous nation must take into account any prescribed criteria and, in the prescribed circumstances, gather the views of residents by one or more of the following methods:

- a) By receiving written comments in response to a public notice of the application;
- b) By conducting a public hearing in respect of the application;
- c) By holding a referendum;
- d) By using another method the local government or Indigenous nation considers appropriate.

The *BCCLA* further states that a licence must not be issued or amended unless the local government or Indigenous nation for the area gives a recommendation that the licence be issued or amended.⁶

In BC, the wholesale distribution of non-medical cannabis will be solely through the Liquor Distribution Branch (LDB). The LDB will be the operator of government-run retail stores and the Liquor Control and Licensing Branch (LCLB) will be responsible for licensing and monitoring the retail sector using a mixed public/private model.

Local Government Land Use Authority

Local governments have delegated authority from the Province, through the *Local Government Act (LGA)*, to regulate, through zoning regulations, the location, size, and siting of cannabis businesses.

LTCs may have previously amended their bylaws to provide regulations for the location, size or siting of cannabis (marihuana) production facilities. The Gabriola Island Land Use Bylaw (LUB) for example, stipulates:

- Permitted uses in the Agriculture (AG) zone include: “Indoor production of medical marihuana licenced under the *Marihuana for Medical Purposes Regulation* on lots in the Agricultural Land Reserve”.
- The maximum *height of buildings* in the Agricultural Land Reserve used exclusively for a Medical Marihuana Production Facility licenced under the *Marihuana for Medical Purposes Regulation* is 15.0 metres (49 feet); and
- The minimum setback for buildings, structures and fencing used for the indoor production of medical marihuana licenced under the *Marihuana for Medical Purposes Regulation* is 30 metres (98.4 feet) from any lot line and 150 meters (492.13 feet) from any school or park.

Notably, “the production of marihuana in accordance with the *Marihuana for Medical Purposes Regulations*” was previously a permitted farm use in the ALR under the *Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation, BC Reg. 171/2002*. However, this regulation was amended on July 13, 2018 by removing the outright permission and replacing it with a provision allowing “the lawful production of cannabis” in any of the following situations:

⁶ *Cannabis Control and Licensing Act*. <https://www.leg.bc.ca/parliamentary-business/legislation-debates-proceedings/41st-parliament/3rd-session/bills/progress-of-bills>

- Outdoors in a field;
- Within a new or existing structure with a soil base;
- Within an existing structure with a concrete base, whether or not that facility was originally constructed for the production of medical marihuana or another crop; or
- Within a facility with a concrete base which is under active construction (and construction commenced prior to July 13, 2018) for the growing of any crop, so long as that facility is compliant with all applicable regulations.

LTCs have the ability to regulate but not prohibit permitted farm uses within the ALR. The provincial government has provided guidance to local governments wishing to adopt or amend bylaws respecting farming, in the form of bylaw standards. Standards have yet to be developed with respect to cannabis production facilities.

ANALYSIS

Issues and Opportunities

Land Use (Zoning) Authority

Local trust committees are responsible for good governance through land use regulation. This involves consideration for the types and locations of land uses in their communities, and specific regulations to mitigate the potential for land use conflict. It is up to individual LTCs to determine to what extent land use regulation is needed and what, if any, amendments should be undertaken to their LUBs.

In accordance with the proposed *Cannabis Act*, LTCs have the ability to regulate the location, size, and siting of cannabis production and retail sales. This may occur in a variety of ways:

1. Permissive zoning

Cannabis retail sales would theoretically be permitted in all zones where retail uses are permitted (including home occupations allowing retail) if the applicable Land Use Bylaw permits retail sales and the definition of retail sales is liberal or absent.

Similarly, liberal LUB regulations may allow cannabis production anywhere agriculture is permitted (depending on the LUB definition of agriculture and in which zones agriculture is permitted). Cannabis production is, as noted earlier, a permitted farm use in the ALR (subject to BC Reg. 171/2002).

2. Prohibitive Zoning

Cannabis retail sales could be prohibited in all zones if the applicable Land Use Bylaw included a regulation such as “Cannabis retail sales are prohibited in all zones” and a distinct definition of “cannabis retail sales”.

Cannabis production could be prohibited outside the ALR (although the federal government will retain exclusive authority to license producers).

3. Discretionary Zoning

Cannabis retail sales may be permitted in select zones (e.g. commercial zones) and/or a minimum distance from other cannabis retail sales establishments or other land uses (e.g. dwellings, schools, parks, museums, libraries, or medical facilities).

Cannabis production could be limited to select zones (e.g. industrial zones). Within the ALR, LTCs may regulate the siting, size and height of buildings for agricultural production.

The LTC should consider whether or not it would like to pursue LUB amendments to strengthen its regulatory control with respect to the zoning and siting of cannabis retail sales or cannabis (or other agricultural) production facilities. This may occur through a resolution to add an LUB review project to the projects list or top priorities list.

Fees Bylaw

LTCs have the ability to charge fees for processing applications for LCLB non-medical cannabis retail licenses or license amendments. This requires that LTCs include an applicable fee in their LTC fees bylaws. Staff note that the majority of LTCs currently require an \$825 fee for “Liquor Control Licensing Branch” applications, with the exception of Hornby (\$750), Gabriola (\$850) and Lasqueti (no fee).

The application fees collected for review of LCLB applications are used to offset staff time and any news advertising in relation to the review of the applications. Generally, the fees collected for LCLB applications are insufficient to cover the costs of processing applications where the views of residents are gathered, particularly if a Community Information Meeting is held, prior to the LTC making a recommendation to the LCLB.

Staff recommend that each LTC enact a fee for LCLB cannabis retail applications. In anticipation of a high degree of public interest and corresponding staff resources and costs to process these applications, it is recommended that this fee be distinct from and higher than the LTC’s standard fee for LCLB applications. Staff note that the Regional District of Nanaimo has recently amended their fees bylaw to include a fee of \$4,000 for processing non-medical cannabis license applications. LTCs and the public may, however, view inordinately high fees as being unfair or intentionally prohibitive. For this reason, staff are recommending a lesser fee in the amount of \$2,000; this would partially offset anticipated costs associated with staff application review, public notification, and conducting a public meeting.

Staff can proceed with the preparation of a draft bylaw to amend the LTC fees bylaw; this would require minimal staff time. Such a bylaw amendment would require three readings, and approval by the Executive Committee prior to final adoption. No public hearing would be required.

As an aside, LTCs may consider whether or not there are other application fees which are either absent or require adjustment and could be included in a fees bylaw amendment.

Consultation Requirements

The *BCCLA* does impose a responsibility onto local governments and Indigenous nations to consider applications referred by the Liquor Control and Licensing Branch (LCLB) in accordance the *BCCLA*. In doing this, each LTC should turn its mind to the “prescribed criteria”, and option to gather the views of local residents under “prescribed circumstances”.

The evaluation criteria and/or a policy for considering such applications may be formalized through the adoption of a standing resolution. Staff have recommended the following standing resolution, which may be amended (either prior to initial adoption or from time to time):

- Proposed or amended licenses for non-medical cannabis retail establishments require an application to the local trust committee.
- The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.

- The public consultation process shall be determined by the local trust committee after initial review of the proposal.
- However, as a minimum, the local trust committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information:
 - Name of the applicant and a description of the proposal in general terms
 - The location of the proposed establishment and the subject site
 - The place where, and date and time when, both a public meeting will be held and a resolution of the local trust committee considered.
 - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application
 - How public comments may be submitted to the local trust committee.

RATIONALE FOR RECOMMENDATION

Local trust committees may be referred cannabis license applications. Because a consultation process is not specifically prescribed through provincial legislation or LTC bylaws, staff are recommending that LTCs adopt a standing resolution to deal with these types of applications. LTCs would have the flexibility to readily amend such a standing resolution over time to adapt to their community's unique needs. Furthermore, because of the likelihood that these applications will attract significant public interest and involve significant staff resources to process, staff are recommending that LTCs amend their fees bylaws to include a specific fee for LCLB cannabis retail applications, which is distinct from and higher than liquor license applications.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Adopt an Amended Standing Resolution

Should the LTC wish to proceed with a standing resolution, it may adopt an amended resolution in lieu of the recommended resolution.

2. Proceed with Land Use Bylaw Amendments

The LTC may wish to pursue amendments to its LUB. This would require that a project be added to the projects list or top priorities list and for the project to be scoped and funded. Staff still recommend that a standing resolution be passed to address applications which may be received prior to adoption of LUB amendments. Should the LTC wish to pursue an LUB review project, the following resolution may be passed:

That the Hornby Island Local Trust Committee add to its [Projects/Top Priorities List], "Review of land use regulations for cannabis production and retail sales".

3. Request further information

NEXT STEPS

A standing resolution adopted by the LTC would take effect immediately. Fees bylaw amendments would require preparation of an administrative bylaw amendment, three readings, and approval by the Executive Committee prior to adoption.

Submitted By:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 26, 2018
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REFERENCES

- Proposed *Cannabis Act*. <http://www.parl.ca/DocumentViewer/en/42-1/bill/C-45/third-reading>
- Municipal Guide to Cannabis Legalization. <https://fcm.ca/Documents/issues/Cannabis-Guide-EN.pdf>
- *Access to Cannabis for Medical Purposes Regulation* <http://laws.justice.gc.ca/eng/regulations/SOR-2016-230/page-1.html>
- *Cannabis Control and Licensing Act*. <https://www.leg.bc.ca/parliamentary-business/legislation-debates-proceedings/41st-parliament/3rd-session/bills/progress-of-bills>

British Columbia News

Protecting land in the ALR guides cannabis production regulation

<https://news.gov.bc.ca/17605>

Friday, July 13, 2018 9:39 AM

Victoria - Local and First Nations governments now are able to prohibit cannabis production in the Agricultural Land Reserve (ALR) within their communities, unless it is grown in ways that preserve the productive capacity of agricultural land.

This regulatory change, effective immediately, gives authority to local and Indigenous governments to prohibit cement-based, industrial-style, cannabis-production bunkers on ALR land in their communities, while clarifying that cannabis production in the ALR cannot be prohibited if grown lawfully:

- in an open field;
- in a structure that has a soil base;
- in a structure that was either fully constructed or under construction, with required permits in place, prior to July 13, 2018; or
- in an existing licensed operation.

The regulation allows local governments and First Nations to prohibit the altering of existing structures to increase the size or material used as the base of the structure, and applies, or will apply, to licensed medical and non-medical cannabis facilities in the ALR.

The new framework allows local and First Nations governments to make decisions regarding cannabis production that align with local planning and priorities in their communities.

The regulatory change pertains only to land in the ALR. Local and First Nations governments can regulate or prohibit cannabis production on lands outside of the ALR.

Quick Facts:

- Once the federal Cannabis Act comes into force on Oct. 17, 2018, the federal government has announced it will allow cannabis producers to grow cannabis in open fields, greenhouses and industrial bunkers.
- There is no biological difference between a cannabis plant grown for medical or for non-medical purposes.

Media Contacts

Robert Boelens
Communications
Ministry of Agriculture
250 356-1674

Item: 13.5 Ferry Service - Capacity Challenges on Route 22

(Prepared by Trustee Tony Law: 31.07.2018)

Here are two motions pertaining to this issue and drafts of letters to the CEO of BC Ferries and the Minister of Transportation and Infrastructure:

- 1. That the Hornby Island Local Trust Committee request the Chair to write to the CEO of BC Ferries asking BC Ferries to engage in discussions with the Denman-Hornby Ferry Advisory Committee to explore options to ensure that the significant on-going overloads experienced on Route 22 in the summer of 2018 are not repeated in future years.**
(with the letter copied to the Minister of Transportation and Infrastructure, the BC Ferry Commission, the Denman-Hornby Ferry Advisory Committee and the Hornby Island Residents' and Ratepayers' Association)
- 2. The Hornby Island Local Trust Committee requests the Chair to write to the Minister of Transportation and Infrastructure asking the Province, in advance of the next performance term of the Coastal Ferry Services Contract, to engage in discussions with the Denman-Hornby Ferry Advisory Committee to explore amending the contracted level of service on Route 22 to address the high level of summer traffic that cannot be met by the present contracted level of service.**
(with the letter copied to the CEO of BC Ferries, Hon Scott Fraser, MLA, the BC Ferry Commission, the Denman-Hornby Ferry Advisory Committee and the Hornby Island Residents' and Ratepayers' Association)

Draft letter to CEO of BC Ferries:

Dear Mr Collins:

We have been hearing unprecedented concerns about the significant number of overloads being experienced on Route 22 this summer. While delays are certainly to be expected this season, the number and length of delays are unprecedented in 2018 with resulting impacts upon the community. The journey between Buckley Bay and Shingle Spit which usually takes about an hour is often taking multiple hours. A traveller wanting to be sure connecting through on the first sailing from Hornby Island needs to leave their vehicle in the line-up the night before (not possible for everyone) or be in the line-up one and a half to two hours ahead of the sailing.

At its August 3rd, 2018 business meeting, the Hornby Island Local Trust Committee passed the following resolution:

"The Hornby Island Local Trust Committee requests the Chair to write to the Minister of Transportation and Infrastructure asking the province, in advance of the next performance term of the Coastal Ferry Services Contract, to engage in discussions with the Denman-Hornby Ferry Advisory Committee to explore amending the contracted level of service on Route 22 to address the high level of summer traffic that cannot be met by the presented contracted level of service."

We note that in July and August 2017, Route 22 had the highest capacity utilization of any BC Ferries' route: 99% and 102%. Route 22 also had the highest percentage of overloads of any route: 14.9% (up from 9.2% in the previous year). It seems likely that a high proportion of these overloads are happening in the peak season. From what we are hearing, traffic seems to have substantially increased this year.

We believe this issue needs attention.

The Hornby Island Official Community Plan includes this policy:

5.7.10 BC Ferry Corporation and the Ministry of Transportation and Infrastructure are encouraged to:
a) achieve a level of service that follows rather than precedes community needs and that is established in consultation with community representatives;d) consult on a regular basis with a local advisory committee (or in the absence of such a committee, the Hornby Island Local Trust Committee) with respect to future planning for any changes to ferry service between Hornby Island and Vancouver Island.

We believe it is time for BC Ferries and the Province to address the level of service on Route 22 during the peak season and we ask that this be done through exploring options with the Ferry Advisory Committee.

Here are some possible options that might be considered:

- Long Term (2025? and beyond)

According to BC Ferries Capital Plan (2014), the Kahloke (21 car capacity) is due to be replaced by a new vessel with a 44 car capacity. This should address the current problems but not for another seven years. We encourage BC Ferries to build this new vessel in accordance with the timing indicated in the Capital Plan, or earlier if at all possible.

- Medium Term (2021? to 2025?)

According to a BC Ferries News Release in July 2018, two smaller vessels will replace the *Quinsam* on Route 19 (Nanaimo to Gabriola Island) in about 2021. This could enable the *Quinsam* (63 cars) to replace the *Quinitsa* (44 cars) on Route 6 (Crofton – Vesuvius) and provide a capacity in line with that specified in the *Coastal Ferry Services Contract* which identifies the *Howe Sound Queen* (52 cars) as serving Route 6.

This could enable the *Quinitsa* to replace the *Kahloke* (21 cars) on Route 22 until the new vessel comes into service.

- Short Term (2019 to 2021?)

In 2019, the *Quinitsa* is due to replace the *Howe Sound Queen* (which will be retired) on Route 6 and a new vessel will be replacing the *Quadra Queen II* on Route 25. *The Quadra Queen II* (26 cars) will become a relief vessel. This vessel is not much larger than the *Kahloke*. But if no refits are scheduled for July and August, perhaps consideration could be given to both vessels serving Route 22 over the summer (as is planned on a permanent basis for routes 19 and 23), except when one or other vessel is required to address a breakdown on another route.

- Alternative or complementary option

An alternative or complementary option for the short and medium term might be to extend the daily schedule on Route 22 over the peak period with additional sailings from Shingle Spit at 6:40 (to connect with the 7:20 from Denman West on Route 21) and at 19:15, 21:00 and 22:00 (as with the current Friday peak schedule). This would enable traffic to be spread out more over the day and thus reduce overloads.

We are also writing to the Minister (letter attached) to ask that the Province, in advance of the next performance term of the Coastal Ferry Services Contract, engage in discussions with the Denman-Hornby Ferry Advisory Committee to explore amending the contracted level of service on Route 22 to address the high level of summer traffic that cannot be met by the presented contracted level of service.

Thank you for considering this. Etc.

Draft letter to the Minister of Transportation and Infrastructure

Dear Minister Trevena:

Travellers on BC Ferries' Route 22 (between Denman Island and Hornby Island) have been experiencing unprecedented delays due to overloads this summer. While delays are certainly to be expected this season, the number and length of delays are unprecedented in 2018 with resulting impacts upon the community. The journey between Buckley Bay and Shingle Spit which usually takes about an hour is often taking multiple hours. A traveller wanting to be sure connecting through on the first sailing from Hornby Island needs to leave their vehicle in the line-up the night before (not possible for everyone) or be in the line-up one and a half to two hours ahead of the sailing.

Route 22 had the highest capacity utilization of any BC Ferries' route in July and August of 2017: 99% and 102%. Route 22 also had the highest percentage of overloads of any route: 14.9% (up from 9.2% in the previous year). It seems likely that a high proportion of these overloads are happening in the peak season. From what we are hearing, traffic seems to have substantially increased this year.

It seems clear that the level of service for Route 22 contracted between the Province and BC Ferries is inadequate to address the actual level of traffic during the summer months.

At its August 3rd, 2018 business meeting, the Hornby Island Local Trust Committee passed the following resolution:

The Hornby Island Local Trust Committee requests the Chair to write to the Minister of Transportation and Infrastructure asking the Province, in advance of the next performance term of the Coastal Ferry Services Contract, to engage in discussions with the Denman-Hornby Ferry Advisory Committee to explore amending the contracted level of service on Route 22 to address the high level of summer traffic that cannot be met by the present contracted level of service.

We believe consideration should be given to the size of vessel, frequency of sailings and hours of operation required for Route 22 during the peak season.

The Hornby Island Official Community Plan includes this policy:

*5.7.10 BC Ferry Corporation and the Ministry of Transportation and Infrastructure are encouraged to:
a) achieve a level of service that follows rather than precedes community needs and that is established in consultation with community representatives;d) consult on a regular basis with a local advisory committee (or in the absence of such a committee, the Hornby Island Local Trust Committee) with respect to future planning for any changes to ferry service between Hornby Island and Vancouver Island.*

We have written to the CEO of BC Ferries (letter attached) asking that BC Ferries explore options to address summer overloads on Route 22 with the Ferry Advisory Committee. We also ask that the Province explore changes to the contractual level of summer service with the FAC.

Thank you for considering this. Etc.



BRIEFING

To: Local Trust Committees and Bowen Island Municipality **For the Meeting of:** August 3, 2018
From: Islands Trust Conservancy **Date Prepared:** July 17, 2018
SUBJECT: Incorporating the Regional Conservation Plan into Land Use Planning

PURPOSE: The Islands Trust Conservancy is providing all local trust committees and Bowen Island Municipality with a briefing to provide information on the ways the Islands Trust Conservancy's 2018-2027 Regional Conservation Plan and associated mapping and data can be incorporated into Official Community Plans, Land Use Bylaws and local planning initiatives and projects.

BACKGROUND:

In March, Trust Council endorsed the Islands Trust Fund's Regional Conservation Plan. At its April 2018 meeting, the Trust Fund Board (now Islands Trust Conservancy) passed the following resolution:

That the Trust Fund Board direct staff to provide a briefing to all local trust committees and Bowen Island Municipality requesting that consideration be given to incorporating elements of the 2018-2027 Regional Conservation Plan (including associated data and mapping) into Official Community Plans.

The Regional Conservation Plan contains significant information about regional conservation priorities that could be considered when making land use planning decisions. This information is informed by conservation area modelling, which uses multiple data sets regarding biodiversity priorities and threats to ecosystems. The information is available by local trust area/island municipality.

Why do we have a Regional Conservation Plan?

The rich diversity of life in the Islands Trust Area makes the region ecologically significant, not only locally, but globally. Most of the region is within the Coastal Douglas-fir zone, one of the rarest of British Columbia's 16 biogeoclimatic zones. The Douglas-fir ecosystems of this zone, including Garry oak and associated ecosystems, are globally rare – in the entire world they occur only on the east coast of southern Vancouver Island, the islands of the Georgia Basin, and a small area of the mainland. The Islands Trust Area is also home to several other sensitive and rare ecosystems and hundreds of rare terrestrial and marine plants and animals.

Despite its ecological significance, biodiversity in the Islands Trust Area is exposed to significant threats. With over 68% of the Islands Trust Area in private land ownership and over 3.3 million people living in the surrounding areas, the pressures to develop and change the natural landscape in the islands are substantial.

Because of the significance of the ecosystems found in the Islands Trust Area and the threats they are under, conservation planning is an important tool to ensure that the natural beauty that draws so many to the region is not lost. Since 2005, the work of the Islands Trust Conservancy has been guided by regional conservation plans. These plans have also, in some cases, supported the planning work of the Islands Trust.

What's in the Regional Conservation Plan?

The Regional Conservation Plan provides background on the ecosystems in the Islands Trust Area, evaluates their current status, identifies priorities and threats, and sets goals and objectives for the Islands Trust Conservancy for the next ten years. The goals identified in the 2018-2027 Regional Conservation Plan are:

1. Identify, investigate and communicate about important natural areas to generate action on conservation priorities
2. Strengthen relationships with First Nations to identify and collaborate on shared conservation goals
3. Continue to secure and manage Islands Trust Conservancy lands and conservation covenants to maximize ecological integrity
4. Continue to build internal and shared organizational strength and resilience to ensure long-term nature conservation in the Islands Trust Area

There are island profiles in Appendix II of the RCP with information specific to each local trust committee area and Bowen Island.

How can the Regional Conservation Plan support land use planning?

The Regional Conservation Plan can help trustees and planners identify opportunities and inform priorities for land use planning activities across the Islands Trust. During the 2018-2022 local government term, each Islands Trust LTC/IM will identify top priorities for land use planning activities and should ensure that existing Official Community Plans and Land Use Bylaws meet the goals of the Islands Trust Policy Statement and support the goals of the Regional Conservation Plan.

LTCs and BIM can use the following table to identify land use planning projects to initiate during the 2018-2022 term to advance the Islands Trust Policy Statement Goal: *to Foster preservation and protection of the Trust Area's ecosystems* and the directive policies:

Directive Policy	Available resources (Regional Conservation Plan, mapping, etc.):	What can LTCs/IM do with this information?
3.1 Ecosystems		
3.1.3 LTCs/IMs shall, in their OCPs and regulatory bylaws <i>address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.</i>	The Regional Conservation Plan highlights the following as biodiversity priorities for the region: • Sensitive ecosystems • Healthy forests • Species and ecosystems at risk • Marine shorelines and nearshore areas • Islets and small islands • Size, corridors and connectivity to other protected areas Available information and data/mapping to support these directive policies: • updated Sensitive	Development of maps; Official Community Plan (OCP) policy language and Land Use Bylaw (LUB) regulations that: • Identify and protect environmentally sensitive areas • Identify and protect significant natural sites/features/landforms • Support the development of protected area networks (or "greenways") • Identify contiguous forest cover Designate Development Permit Areas (DPAs) to protect environmentally sensitive areas
3.1.4 LTCs/IMs shall, in their OCPs and regulatory bylaws <i>address the planning, establishment, and maintenance of a network of protected areas that preserve the representative ecosystems of their planning area and maintain their ecological integrity.</i>		

	Ecosystem Mapping • Species at Risk/Critical Habitat Mapping • Ecosystem Disturbance Mapping • Priority Lands for Conservation (regional scale)	and significant natural features Prioritize bylaw investigation and enforcement on matters negatively impacting ecosystem health
3.2 Forest Ecosystems		
3.2.2 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address the protection of unfragmented forest ecosystems within their local planning areas from potentially adverse impacts of growth, development and land-use.</i>	Available information and data/mapping to support this directive policy: • Mapping of Forested Ecosystems, including forest type and age • Regional Conservation Plan: Biodiversity Priorities; Forest Ecosystem descriptions and statistics • RCP Island Profiles: Sensitive Ecosystems, Forest Ecosystems and Ecosystem Disturbance for each LTA/BIM	Designate DPAs to protect unfragmented forest ecosystems Reduce site coverage density in land use bylaws Negotiate covenants to protect contiguous forest as conditions of rezoning Integrate conservation subdivision principles into land use bylaw requirements for subdivision (lot clustering, density transfer, conservation planning) Prioritize bylaw investigation and enforcement on matters negatively impacting forest ecosystems Adopt Tree Protection Bylaws (for municipalities)
3.3 Freshwater and Wetland Ecosystems and Riparian Zones		
3.3.2 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address means to prevent further loss or degradation of freshwater bodies or watercourses, wetlands and riparian zones and to protect aquatic wildlife.</i>	Available information and data/mapping to support this directive policy: • Mapping of Sensitive Ecosystems, including wetlands, freshwater and riparian • RCP: Island Profiles - Sensitive Ecosystems • Watershed mapping • Water courses mapping (TRIM) • Riparian Areas Regulation data/mapping in select areas	Designate DPA's to protect sensitive freshwater, wetland and riparian areas Implement the <i>Riparian Areas Regulation (RAR)</i> including protection of non RAR watercourses Develop LUB setbacks from water bodies Develop LUB landscape buffers along water bodies Implement freshwater planning tools and regulations available in the <i>Water Sustainability Act</i> Develop aquifer mapping and water budgets

		Designate DPAs for water conservation for all new construction/development Prioritize bylaw investigation and enforcement on matters negatively impacting freshwater, wetland and riparian ecosystems
3.4 Coastal and Marine Ecosystems		
3.4.4 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address the protection of sensitive coastal areas.</i>	Available information and data/mapping to support these directive policies: • Eelgrass mapping • Forage fish habitat mapping (for some islands) • Species at Risk Critical Habitat Mapping – Southern Resident Orca • Shorezone mapping • New Sand Ecosystems Mapping • Dock mapping (point data)	Include mapping of marine ecosystems in OCPs and policies for regulation of development in sensitive coastal areas Designate DPAs to protect sensitive coastal areas and the intertidal zone Include DPA guidelines that address fragmentation of the coastline by subdivision Amend LUBs to create landscape buffers along the shoreline Increase LUB setbacks from the natural boundary of the sea based on the provincial 2100 sea level rise predictions Amend LUBs to limit development of private docks/structures in the marine zones Prioritize bylaw investigation and enforcement on matters negatively impacting coastal and marine ecosystems
3.4.5 LTCs/IMs shall, in their OCPs and regulatory bylaws: <i>address the planning for and regulation of development in coastal regions to protect natural coastal processes.</i>		

ATTACHMENT(S):

No attachments. For reference, the 2018-2027 Regional Conservation Plan is available online [here](#).

FOLLOW-UP:

- Consider this briefing when establishing work program priorities
- Request planning advice on how to integrate conservation data and mapping resources when considering applications, projects, etc.
- Local trust committees/island municipalities wishing to create specific maps using conservation modeling (land prioritization based on multiple data sets) or ecosystem mapping should request assistance from ITC and GIS staff.

Prepared By: Jennifer Eliason, Islands Trust Conservancy Manager

Reviewed By/Date: Regional Planning Managers and Director of Local Planning Services/July 3, 2018
Clare Frater, Director of Trust Area Services/July 9, 2018
Islands Trust Conservancy Board/July 17, 2018