



A NOTICE OF A BUSINESS MEETING OF **THE HORNBY ISLAND LOCAL TRUST COMMITTEE**
to be held at 11:30 pm on Friday, March 15, 2013
Room to Grow, 2100 Sollans Road, Hornby Island, BC

AGENDA

		Page No.	*Approx. Time*
1.	CALL TO ORDER		11:30 pm
2.	APPROVAL OF AGENDA		
3.	MINUTES		
3.1	Local Trust Committee Adopted Meeting Minutes of February 1, 2013 – <i>attached for information</i>	1-9	
3.2	Section 26 Resolutions Without Meeting - <i>none</i>		
3.3	Hornby Island Advisory Planning Commission Minutes - <i>none</i>		
4.	BUSINESS ARISING FROM MINUTES		
4.1	Follow-up Action List dated March 6, 2013 - <i>attached</i>	10-11	
5.	CORRESPONDENCE <i>Correspondence specific to an active development application and/or project will be received by the Hornby Island Local Trust Committee when that application and/or project is on the agenda for consideration.</i>		
6.	TRUSTEES' REPORT		
7.	CHAIR'S REPORT		
8.	DELEGATIONS		
9.	TOWN HALL SESSION		11:50 am
10.	APPLICATIONS AND PERMITS		
11.	LOCAL TRUST COMMITTEE PROJECTS		12:10 pm
11.1	HO-OCP-2009.1 (Official Community Plan/Land Use Bylaw Review)		
	11.1.1 Staff Report dated March 5, 2013 - <i>attached</i>	12-18	
	11.1.2 Draft Land Use Bylaw - <i>attached</i>	19-103	
	11.1.3 Draft Official Community Plan - <i>attached</i>	104-222	
	11.1.4 Compilation of Public Correspondence (February 1 to March 6, 2013) - <i>attached</i>	223-237	
	BREAK		2:30 PM

11.2	HO-RZ-2012.1 (Vacation Home Rental Regulation)	2:45 PM
	11.2.1 Communications video – <i>verbal update</i>	
	11.2.2 Notification to Property Owners – <i>for discussion</i>	
	11.2.3 Email dated February 28, 2013 from Frances Millan of Wind and Waves Vacation Homes - <i>attached</i>	238-241
12.	REPORTS	3:10 PM
12.1	Work Program	
	12.1.1 Top Priorities Report and Projects Report dated March 6, 2013 - <i>attached</i>	242-243
12.2	Applications Log	
	12.2.1 Report dated March 6, 2013 - <i>attached</i>	244-245
12.3	Trustee and Local Expenses	
	12.3.1 Expenses posted to February 28, 2013- <i>attached</i>	246
13.	NEW BUSINESS	
13.1	Changing the Bylaw Complaint Procedure – <i>for discussion</i>	
14.	BYLAWS	
15.	ISLANDS TRUST WEBSITE	
15.1	Hornby Page - <i>attached</i>	247-248
16.	NEXT MEETING DATE	
	Friday, April 26, 2013 at 12:30 pm at New Horizons, 1765 Sollans Road, Hornby Island, BC.	
17.	ADJOURNMENT	4:00 PM

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

**MINUTES OF THE HORNBY ISLAND LOCAL TRUST COMMITTEE
BUSINESS MEETING
HELD AT 12:30 PM, FEBRUARY 1, 2013
AT NEW HORIZONS, 1765 SOLLANS ROAD, HORNBY ISLAND, BC**

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

There were three (3) members of the public in attendance.

1. CALL TO ORDER

Chair Graham called the meeting to order at 12:35 pm. He welcomed the public and introduced himself, Local Trustees, Island Planner and Recorder.

2. APPROVAL OF AGENDA

The agenda was adopted by consensus with the following amendments:

- Add item 11.1.1: Correspondence from Eva and Kurt Wetzel dated January 22, 2013
- Add item 13.1: Building on Hornby Brochure Discussion

3. MINUTES

3.1 *Local Trust Committee Meeting Minutes dated November 23, 2012*

The minutes were adopted by consensus.

3.2 *Section 26 Resolutions Without Meeting – None.*

3.3 *Hornby Island Advisory Planning Commission Minutes – None.*

4. BUSINESS ARISING FROM MINUTES

4.1 *Follow-up Action List dated January 22, 2013*

Planner Zupanec presented the Follow-up Action List and responded to questions that arose. She confirmed that she will provide hard copies of the most recent revised draft Official Community Plan to Trustee Law for placement in the community for review. Trustee Law provided an update on the on-going consultations, draft correspondence and interim action plan regarding the conservation options for Norris Rocks.

4.2 *Greenshores Development Workshop*

Planner Zupanec provided a verbal update on the Greenshores Development Workshop which is scheduled for February 26, 2013. Advertising and publicity options were discussed and Planner Zupanec will prepare a template to be used for information pieces for Hornby and Denman Islands.

4.3 *Seachange Presentation*

Planner Zupanec advised that a presentation by Seachange on eelgrass could be included in the Greenshores Development Workshop for a fee in addition to the expense covered by Local Planning Services. She added that Islands Trust Ecosystem Protection Specialist, Kate Emmings, could also be available to present information at the workshop for no additional cost if desired. She requested feedback on interest in such a presentation and Trustees affirmed that this presentation would be very informative and useful to those wanting to learn more on this subject.

HO-001-2013

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee approves the expenditure of up to \$400.00 to enable a presentation on Hornby Island by Seachange.

CARRIED

5. **CORRESPONDENCE** – None.

6. **TRUSTEES' REPORT**

Trustee Law reported that he found the presentation at the December Trust Council meeting by the Chair of the Agricultural Land Commission to have been thought provoking. He indicated that he would like to follow-up, possibly including a continued discussion at the next Trust Council meeting, to address some of the topics that were raised that are important issues for many of the Trust area islands.

Trustee Allen commented that it has been quiet since the last Local Trust Committee meeting. He agreed that the Trust Council meeting in December had included an interesting discussion with the Agricultural Land Commissioner.

7. **CHAIR'S REPORT**

Chair Graham reported that he recently attended a Trust Council Financial Planning Committee meeting where the 2013/2014 budget was being considered. He noted that a 1.3% increase is being proposed which matches the Victoria cost of living index and is an amount deemed to be reasonable to do the work required while respecting cost to taxpayers. He advised that the budget will be reviewed again in March at the Trust Council meeting on Thetis Island.

8. **DELEGATIONS** – None.

9. **TOWN HALL**

Diane Chouk – indicated that the zoning regulations for Syzygy in the draft Land Use Bylaw are confusing and the effects of the proposed secondary suites discussion on the cooperative community are unclear. She expressed concern that the encouragement for land co-ops has not been translated into the new document.

Planner Zupanec explained that staff will work with Syzygy to ensure that the zone better reflects the current use of the property, and that the process will be cooperative and clear.

Jennifer Scott – requested information on permitted subdivision within Rural Residential (R3) Zone properties.

Planner Zupanec advised that a detailed discussion of the question would be difficult at this point without current map schedules; however she indicated that there should be more information available at the next meeting.

10. **APPLICATIONS AND PERMITS** – None.

11. **LOCAL TRUST COMMITTEE PROJECTS**

11.1 *HO-OCP-2009.1 (Official Community Plan/Land Use Bylaw Review)
Staff Report dated January 16, 2013*

Planner Zupanec summarized the staff report. There was discussion on each of the identified pending Land Use Bylaw revision topics with the following key points considered.

Pending Land Use Bylaw Revisions

Secondary Suites

1. Number of Secondary Suites Per Lot

Trustees discussed the limited increase in secondary suites that is likely to occur with the implementation of new policies and regulations and considered the benefits of reducing the lot size requirements.

The following points were supported:

- Insert draft regulations limiting one secondary suite per legal dwelling on lots 2 hectares or larger and flag for further public consultation;
- Amend the draft Part 7 parking regulations to require one additional parking space for each secondary suite;
- Insert the suggested draft definition of secondary suite into the Land Use Bylaw;

- Maintain the draft Official Community Plan policy, revising the size lot from 3.5 to 2 hectares or larger.

2. Groundwater Vulnerability

Concern was expressed regarding possible intensification of residential land use in vulnerable aquifer zones and mitigating measures were considered.

The following points were supported:

- Staff was requested to provide a map at the next Local Trust Committee meeting indicating properties that are 2 hectares or larger within the 1A aquifer designation of the Official Community Plan;
- Exclude properties wholly or partially within the 1A aquifer designation from being permitted secondary suites.

3. Agricultural Land Commission Consideration

- Early referral of draft regulations to the Ministry of Agriculture and the Agricultural Land Commission was supported.

4. Siting and Use Permits for New Suites

The process of requiring Siting and Use Permits for new secondary suites was considered. It was recognized that inclusion of secondary suites into the Siting and Use Permit process would provide an opportunity for applicants to become informed of the best practices and requirements.

There was debate regarding advantages and difficulties of requiring surveys to accompany Siting and Use Permit applications. More information was considered to be necessary prior to further action on survey requirement at this time.

Support was expressed for the following:

- Revise the Siting and Use Permit Bylaw No. 52 to include secondary suites;
- Staff was requested to provide information at a future meeting regarding standard practice for survey requirements in other rural areas;
- Revise Part 2 item 2.8 to indicate that staff may require a survey and engage further public consultation on the issue.

5. Building Code Requirements

Discussion included the difficulties of adding secondary suites without building inspections to verify compliance with the regulations and code, the requirements of the Home Protection Office, the Comox Valley Regional District inspection services, and concerns regarding safety and quality of housing. It was recognized that this issue represents a significant change and will require considerable discussion with the community.

Support was expressed for the following point:

- Maintain secondary suites regulations in the draft Land Use Bylaw Review and engage community discussion by providing options and the associated implications to consider. Options might include: a) not to implement until building inspections are introduced, b) implement and provide information and education, and c) implement and subsequently receive building inspection.

By general consent the meeting was recessed at 2:35 pm and reconvened at 2:40 pm.

Relocation of Development Permit Area Guidelines

- The process and rationale for relocation of the Development Permit Area guidelines to the Land Use Bylaw from the Official Community Plan were discussed and the move was supported.

Other

- It was recommended that the draft Land Use Bylaw be referred to the Advisory Planning Commission early in the process for focus group input.

Land Use Bylaw Preliminary Review

Discussion on the draft Land Use Bylaw resulted in support for the following points:

1. Add Vacation Home Rental specific regulations and permitted uses;
2. Part 1, item 1.1 Definitions (1) - Clarify “accessory” definition; consider most recent vetted definition;
3. Part 1, item 1.1 Definitions (1) - Source for the definition for “crafts” to be identified with possible revision;
4. Part 1, item 1.1 Definitions (1) - Add to “community facility” definition “including administrative office” or a similar phrase to recognize the expansion of the meaning;
5. Part 1, item 1.1 Definitions (1) – staff to research the necessity of “agricultural” in line two of the definition;
6. Part 2, item 2.8 (1) – correct terminology for Temporary Use Permit;
7. Regulation 3.2 (1) – add gas-powered scooters;
8. Regulation 3.2 (1) k – staff to suggest a method of addressing the potential request for a commercial desalination plant that provides clarity and allows for public discussion of impacts, issues and process;
9. Regulation 3.2 (1) (t) – modify to reflect possible appropriate permitted use of shipping containers and continue to identify for discussion;
10. Regulation 3.3 (6) – omit entirely or change setback requirement to 3.0 metres;
11. Regulation 3.3 (7) – maintain as written;
12. Regulation 5.2 (R2) Zone (9) – replace “a minimum” with “average”;
13. Regulation 5.8 (A3) - simplify the separate site-specific zoning for Syzygy;
14. Regulation 5.10 (C1) Zone– staff to research possible permitting of food trucks;
15. Regulation 5.15 (C6) - staff to continue to consult with property owner to validate commercial activity versus residential use in Commercial Zone; keep a designation on the Official Community Plan to allow for

- rezoning of residential lots to commercial use based on an application that addresses impacts;
16. Regulation 5.21 (P2) Zone header – change “others” to “Islets” and correct spelling of Helliwell;
 17. Regulation 5.22 (PU) Zone – add food truck to permitted uses and flag for community discussion;
 18. Regulation 5.22 (PU) Zone (1) – correct last permitted use lettering from (c) to (o);
 19. Regulation 5.23 (M1) Zone (2) (a) – insert a comma after “buoys”;
 20. Regulation 5.26 (M4) Zone (2) – consider allowing commercial uses such as food and retail; flag for discussion;
 21. Regulation 5.27 (M5) Zone (1) (e) – change to “fish buying, packing and sales”;
 22. Regulation 5.27 (M5) Zone (2) – add “accessory to” after building and structures;
 23. Regulation 5.6 (1) (b) – staff to research the necessity of horticulture listing as a separate permitted use;
 24. Regulation 6.6 (1) – add Vacation Home Rental signage regulations as appropriate;
 25. Part 7 Parking Regulations – add parking regulations for secondary suites.

HO-002-2013

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee:

- request staff to make identified revisions to the draft Land Use Bylaw provisions and draft Official Community Plan policies;
- request staff to add to the Projects List: “Review of Siting and Use Permit Bylaw No. 52 regarding applicability to the construction of a secondary suite within a dwelling and research of requirements for proof of adequate water and septic capability” and
- request staff to move the draft Official Community Plan Development Permit Area guidelines into the draft Land Use Bylaw.

CARRIED

11.1.1 Correspondence from Eva and Kurt Wetzel dated January 22, 2013

The correspondence from Eva and Kurt Wetzel was reviewed. Planner Zupanec will reply to the correspondence based on discussion and suggested responses provided by the Trustees.

*11.2 HO-RZ-2012.1 (Vacation Home Rental Regulation)
Communications Video*

Trustee Allen reported on the costs associated with filming of the communications video and submitted a script for review. Planner Zupanec will complete a technical review of the script. It was suggested that the public be encouraged to review the Vacation Home Rental guidelines at every opportunity.

HO-003-2013

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee authorize expenditures of up to \$100.00 for advertisement in the Island Grapevine to draw attention to the Vacation Home Rental Guide and the draft Official Community Plan review for comment.

CARRIED

HO-004-2013

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee authorize expenditures of up to \$500.00 from the Special Projects account for a video to be placed on YouTube on Vacation Home Rentals directed toward residents.

CARRIED

12. REPORTS

12.1 *Work Program*

Top Priorities and Projects List Report dated January 22, 2013

The Top Priorities and Projects List report was reviewed. The need to review and update the Building on Hornby brochure was discussed.

HO-005-2013

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee add "Review and update the Building on Hornby brochure" to the Projects List.

CARRIED

12.2 *Applications Log*

Report dated January 22, 2013

Planner Zupanec presented the report and responded to questions that arose.

12.3 *Trustee and Local Expenses*

12.3.1 *Expenses posted to November 30, 2012*

The Local Trust Committee Expense Summary Report for invoices posted to November 30, 2012 was received.

12.3.2 *Expenses posted to December 31, 2012*

The Local Trust Committee Expense Summary Report for invoices posted to December 31, 2012 was received.

12.3.3 *Expenses posted to January 31, 2013*

The Local Trust Committee Expense Summary Report for invoices posted to January 31, 2013 was received.

13. **NEW BUSINESS**

13.1 *Building on Hornby Brochure Discussion*

This item was discussed under agenda item 12.1.

14. **BYLAWS** – None.

15. **CLOSED MEETING**

HO-006-2013

It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee closes the next part of the February 1, 2013 business meeting to discuss matters pursuant to Section 90(1)(d) of the *Community Charter* to consider adoption of Closed Meeting Minutes and that Staff be invited to attend this meeting.

CARRIED

Chair Graham closed the meeting at 4:22 pm to hold an in-camera meeting.

By general consent the Committee reconvened in open meeting at 4:25 pm.

16. **RECALL TO ORDER**

Rise and Report from Closed Meeting

Chair Graham reported that closed meeting minutes were adopted in the *in-camera* session.

17. **ISLANDS TRUST WEBSITE**

17.1 *Hornby Page*

The following change was requested to the Hornby page of the Islands Trust website:

- Post the flyer on the draft Official Community Plan created by staff to the website

18. **NEXT MEETING DATE**

The agenda for the next meeting was discussed and it was suggested that allowing more time to complete the anticipated agenda items would be helpful.

By general consent the Hornby Island Local Trust Committee changed the next meeting time and location to: Friday, March 15, 2013 at 11:30 am at a location to be determined.

19. ADJOURNMENT

The Chair adjourned the meeting at 4:27 pm.

Recorder

Chair



Islands Trust

Follow Up Action Report w/ Target Date

Hornby Island Sep-21-2011

No.	Activity	Responsibility	Target Date	Status
1	Meeting with K'omoks First Nations- reschedule.	Theresa Warren	Nov-30-2011	On Going
	Theresa - Melinda Knox from K'omoks FN is working with Pam Shaw to set up meetings.			

Nov-23-2012

No.	Activity	Responsibility	Target Date	Status
1	RESOLUTION: bylaw enforcement staff be requested to prepare a draft enforcement policy that would make the use of an accessory building for rental as a studio/office/workshop to a person who is not a resident of the lot as a low priority for enforcement while the LTC is considering this issue.	Miles Drew Stephanie Somers	Dec-07-2012	On Going

Feb-01-2013

No.	Activity	Responsibility	Target Date	Status
1	<i>RESOLUTION: to authorize expenditure up to \$100 for advertisement in grapevine to draw attention to the VHR guide and OCP review draft for comment by March 15, 2013.</i>	Sonja Zupanec	Feb-08-2013	Done
1	Add OCP flyer to 'Latest News' on Hornby webpage. Send 2 copies of the 2012 draft OCP to Tony Law for posting on Hornby Island.	Theresa Warren Sonja Zupanec	Feb-08-2013	Done

1	<i>Resolution: authorize up to \$500 for video production on Vacation Home Rental regulations directed towards residents for professional services from a local contractor from the special projects account.</i> <i>Staff to review draft script prepared by Trustee Allen for technical accuracy and return to Trustee and LTC for final endorsement. Trustee Allen to provide staff with contact information of qualified professionals for consideration of direct award contract for professional services to produce the video.</i>	Alex Allen Sonja Zupanec	Feb-22-2013	Done
1	Resolution authorizing up to \$400 from the special projects account be released for payment to Seachange for their presentation on February 26, 2013.	Sonja Zupanec	Feb-26-2013	Done
1	HO-OCP-2009.1 - staff to update and revise the draft LUB as per LTC direction for further consideration at next LTC meeting; develop draft LUB map for initial review. Move DP guidelines to LUB out of OCP. Add to Projects List: Review of Siting and Use Permit Bylaw No. 52 regarding applicability to the construction of secondary suites within a dwelling and research requirements for proof of adequate water and septic capability."	Sonja Zupanec	Feb-28-2013	On Going



STAFF REPORT

Date: March 5, 2013

File No.: HO-OCP-2009.1

To: Hornby Island Local Trust Committee
For meeting of March 15, 2013

From: Sonja Zupanec
Island Planner
Northern Team

Copy: Courtney Simpson, Regional Planning Manager, Northern Team

Re: Hornby Official Community Plan and Land Use Bylaw Review Project

THE PROPOSAL:

The purpose of this report is to:

- 1) Review specific changes to the draft official community plan (OCP) based on: a) Local Trust Committee (LTC) direction from the February 2013 meeting and b) a comprehensive planning and legal review;
- 2) Review general revisions to the draft land use bylaw (LUB) and draft zoning map based on LTC direction from the February 2013 meeting and public submissions received to date; and
- 3) Recommend public release of a revised draft LUB and OCP concurrently, and early referrals to K'omoks First Nation and other select agencies.

DRAFT OFFICIAL COMMUNITY PLAN

A revised draft OCP has been annotated by staff for LTC review. Proposed changes to the December 2012 draft are highlighted in the attached table (Attachment #1) including revisions identified in a comprehensive planning and legal review. Tracked changes have been used throughout the document to flag necessary sections requiring further LTC consideration.

The Development Permit Guidelines and Temporary Use Permit designations have been removed from the draft OCP and included in the draft LUB. Significant re-wording of the development permit text is being recommended as a result of a recent legal review, as the current text is considered unenforceable in several cases. Although the intent of the targeted OCP/LUB review was not to develop new development permit areas at this time, staff recommends the LTC endorse the proposed revisions to ensure the designations are legally sound.

Public correspondence regarding the draft OCP up to and including March 15 will be presented to the LTC for consideration. Staff recommends that the LTC endorse a revised draft OCP,

including any additional changes deemed appropriate, for release to the public in April 2013, including updated map schedules. This draft will form the basis of formal public consultation in late spring/early summer 2013. All side margin notations will be removed unless the issues are flagged for follow up for a future date.

DRAFT LAND USE BYLAW

A revised and updated draft LUB (attached) has been prepared by staff based on direction provided by the LTC in February 2013. Side margin annotations have been updated by staff where necessary to reflect necessary revisions or areas requiring further consultation. A draft Schedule B zoning map (attached) has been prepared in order to commence formal consultation with affected property owners.

Staff recommends the LTC endorse the revised draft LUB and draft Schedule B, including any additional changes deemed appropriate, for release to the public. This will form the basis of formal public consultation in late spring/early summer 2013, in conjunction with the draft OCP. Explanatory side note annotations and comments that are relevant to public review of the draft document will be maintained for the April 2013 version of the draft LUB.

EARLY REFERRALS

Should the LTC endorse specific revisions and updates to the draft OCP and LUB, staff recommend both drafts be forwarded to select agencies and First Nations for early comment.

In 2010 the K'omoks First Nation indicated in correspondence to the LTC that they wished to be consulted early in the review process. Staff recommends the drafts also be sent to the following select agencies for early targeted input:

Agency	Early Referral for Targeted Input
Denman Island LTC	Policies and regulations relating to housing and economic opportunities.
Executive Committee	Input on whether the EC would consider secondary suites on lots 2 ha or larger on Hornby inconsistent with IT policy 4.4.2.
Ministry of Agriculture and Agricultural Land Commission	Policies, regulations, definitions pertaining to land in the ALR and agricultural zone provisions
Vancouver Island Health Authority	Policies and regulations pertaining to water and septic

	infrastructure; secondary suites.
Ministry of Transportation and Infrastructure	Food trucks on MOTI road allowances; road names and designations
School District #71	Actual and anticipated needs for school facilities and support services

PUBLIC CONSULTATION

Staff recommends targeted community consultation on the draft policies, land use designations, and zoning regulations specifically pertaining to:

- a) Secondary suites;
- b) Community housing;
- c) Commercial zoning; and
- d) Residential zoning in Ford Cove.

A comprehensive consultation program should be developed specific to these issues in time for roll out during the late spring/early summer 2013 season. In a subsequent staff report, a consultation plan and revised project work plan will be presented to the LTC for further consideration.

First reading of the bylaws should only be considered once the LTC has reviewed public and early agency input on these targeted areas. First reading could be tentatively scheduled for late summer/early fall, and a public hearing scheduled for October 2013. Although this differs slightly from the work plan overview endorsed by the LTC in the 'Project Charter' (attached) – it still allows ample time for final adoption to be considered by spring 2014.

RECOMMENDATIONS:

THAT the Hornby Island Local Trust Committee:

- 1) Endorse an updated draft OCP and LUB based on revisions deemed appropriate, and request staff to post both draft documents to the Hornby webpage as "April 2013" versions for public comment; and
- 2) Request staff to arrange early referrals of the April 2013 draft OCP and LUB to the K'omoks First Nation; Denman Island Local Trust Committee; Executive Committee of the Islands Trust; Agricultural Land Commission and the Ministry of Agriculture.

Prepared and Submitted by:

Sonja Zupanec

March 5, 2013

Sonja Zupanec, RPP
Island Planner

Date

Concurred in by:

Courtney Simpson

March 6, 2013

Courtney Simpson, RPP,
Regional Planning Manager

Date

Attachment:

1. Table of recommended OCP revisions – March 2013
2. Marked Up Draft Land Use Bylaw – March 2013
3. Marked Up Draft Official Community Plan – March 2013
4. Project Charter – April 2012

Table of Recommended Revisions for Draft Hornby Island Official Community Plan

March 2013

No.	Section or Regulation	Identified Issues and Revisions
1	6.3 Residential 6.4 Agricultural 6.5 Commercial and HO 6.6 Recreational 6.7 Marine	See 'track changes' in draft OCP. Comprehensive planning and legal review has resulted in the identification of several necessary revisions to clarify existing definitions, policies, and administrative inconsistencies. Staff recommends all identified revisions identified throughout the document by 'track changes' be incorporated into the draft bylaw. 'Comments' in the margins are for LTC consideration and discussion for changes to be incorporated into the draft bylaw prior to first reading.
2	6.9 Development Permit Areas	GUIDELINES REMOVED and included in Land Use Bylaw. Significant re-wording of the DP guidelines to ensure enforceability.
3	6.10 Temporary Use Permits	SECTION REMOVED and included in Land Use Bylaw with revisions flagged.
4	7.3 Development Approval Information	Expand this section to identify the circumstances and conditions for requiring additional information.
5	Schedule B Land Use Designation Map	- Correct Downes Point land use designation to LC/AG - Correct Shire land use designation to LC/AG - Examine land use designation for Tribune Bay Campground parcel next to Co-Op - Cross reference all designations with OCP text to ensure accuracy.
6	Schedule D1/2	- Ensure groundwater recharge areas and aquifer boundaries are clearly illustrated.
7	Schedule E	- Ensure Development Permit Areas are re-labelled with proper titles and numbers for clarity and consistency with OCP and LUB text.
8	Schedule C Land Status and Road Designations	- Update ALR boundary maps - Revise CVRD title

No.	Section or Regulation	Identified Issues and Revisions
9	Schedule F	- Insert hazard areas map.
10	Schedule G	- Check all listed resources to ensure they are available.

Purpose A targeted review of the Hornby Island Official Community Plan (OCP) and Land Use Bylaw (LUB) to ensure that policies and regulations conform to applicable statutory requirements, law and recognized planning principles, practices and conventions.

Background The OCP/LUB review project is the second priority of the LTC work program, following the vacation home rental regulation review. In early 2009 the LTC sent a notice to all property owners soliciting input on key target areas for review and determined the focus was 1) Community Housing; 2)Economic Opportunities. The LTC endorsed a 'Terms of Reference: Principles and Process' in November 2009 which is incorporated in this Project Charter. Public consultation was conducted in April 2010. The project was put on hold during the vacation home rental review process.

- Objectives
- Adoption of OCP and LUB that are consistent with each other and the Islands Trust Policy Statement.
 - Ongoing notification and effective engagement with property owners, residents and the K’omoks First Nation.

- In Scope
- Existing use and density provisions to be maintained unless deemed to be out-dated or not applicable.
 - Housekeeping amendments identified by staff and trustees.
 - Consistency of proposed new zoning regulations with policies and objectives of OCP.
 - Consistency with *Riparian Areas Regulation* requirements where necessary.
 - Reformatting the LUB for increased readability.

- Out of Scope
- Vacation home rental regulations.
 - Sensitive ecosystem mapping.
 - Increased density or significant new permitted uses other than to address targeted topics.
 - Major applications to amend the OCP while review is in progress.

Budget	
Item	Cost
Consultation	\$5,000
Legislative Process	\$2,000
Advertising	\$1,000
Total	\$8,000

- Critical Success Factors
- Stay within reasonable budget.
 - LTC/staff provides clear and timely communication of project and opportunities for input to residents and property owners and timelines.
 - Effective communication on document format changes and community support for enhanced readability of LUB and OCP.
 - Cooperative, respectful environment.

- Links & Dependencies
- LTC meeting schedule as basic framework for deliverables; community information meetings.
 - Victoria mapping department for draft mapping schedules.
 - Referral agency response turn-around.
 - Island planner workload.

Project Team		Interest Groups	
Name/Project Role		Name	Representing
Sonja Zupanec/Island Planner		Property owners and residents	Hornby Island
I.T. Victoria Mapping Department		K’omoks First Nation	First Nations
Hornby LTC		Comox Valley RD	Regional District
Jacquie Hill/Planning Clerk Legislative Process		Advisory Planning Commission	Residents
		MOTI; VIHA; Others	Referral Agencies
		Executive Committee	Islands Trust

Workplan Overview		Governance	
Deliverable/Milestone	Targeted Completion	Name/Project Role	Responsibility
Release of draft LUB /OCP	Summer 2012	HOLTC	Bylaw review, revisions, consideration and adoption.
Consultation with residents and private property owners on draft regulations and zones	Summer—Winter 2012	Executive Committee	Bylaw approvals
Early Referral to select agencies prior to 1st reading	Winter 2013	Minister of Community, Sport and Rural Development	OCP Bylaw approval
1st reading of draft bylaw—agency and First Nation referrals	Spring 2013	Regional Planning Manager Approval: _____ Date_____	
Community Information Meetings/Public Hearing; revisions and further readings	Summer /Fall 2013	HOLTC Chair Approval: _____ Date_____	
OCP Submission to Executive Committee/Minister of CSCD	Fall /Winter 2013		
Consideration of adoption of LUB and OCP	Early 2014	Endorsement Resolution #: _____ Date_____	

Risk Assessment				
Risk	Probability	Impact	Response Strategy	Residual Risk
LTC efforts focused on other regional or trust wide work program items.	Low	High	Maintain LUB review project as work program priority #1 until final adoption.	Low
Unable to meet deliverable dates due to aggressive timelines.	Med	High	Detailed planning, clear roles and responsibilities of team members.	Low
Property owner discourse over private property rights or implications of land use regulations being proposed.	Med	High	Clear communications; ample opportunity for public review of draft regulations	Low
Unable to meet deliverable dates due to interruption in staff appointments	High	High	RPM contingency plan to secure relief staff for 2013 leave of planner	Low

DRAFT FOR COMMENT – VERSION 4 – March 2013



HORNBY ISLAND LAND USE BYLAW No. --, 201x

Note: Items in italics and comments in the margins are explanatory notes to the template and are not intended to form part of any LUB.

Draft for Comment
Version 4
March 2013

CONCORDANCE – This concordance is included in the draft for convenience only and is not to be part of the Bylaw.

The following table contains a list of changes in order of the existing Land Use Bylaw No. 86, 1993.

Existing Land Use Bylaw Regulation		New Regulation		Comments
1	General provisions	Part 2	Administration	New sections on covenants, owner's cost, enforcement
2	Definitions	Part 1	Interpretation (1.1 definitions)	New definitions added
3	General Regulations	Part 3	General Regulations	Several revisions and expanded regulations
3.1	Uses permitted in all zones	3.1	Uses permitted in all zones	List expanded
3.2, 3.3	Uses prohibited in all zones	3.2	Uses prohibited in all zones	List expanded
3.4 – 3.8	Height Regulations	3.4	Height regulations	Definition of height now to top of roof; added the exemption of wind turbines
3.9	Lighting Regulations	-	-	Deleted
3.10	Siting Exceptions	3.3(1)	Siting and setback regulations	New height limit on exempted fences
3.11, 3.11.1	Setback from park boundaries	3.3(2)	Siting and setback regulations	Wording changed
3.12	Lot proportions	8.6(2)	Subdivision regulations	Revised.
3.13	Lot size exceptions	8.2	Exemptions from average and minimum lot area requirements	Wording changed
3.14	Lot size exceptions	-	-	Deleted
3.15	Split zoning	8.7	Split Zoned Lots	Wording changed
3.16 – 3.18	Split Zoning	3.14	Lots divided by a zone boundary	Consolidated and revised
4	Home Occupations	3.6	Home Occupations Regulations	Completely revised
5	Parking Regulations	Part 7	Parking Regulations	Added bicycling and disabled parking
6	Screening Regulations	3.10	Screening	Rewritten
7	Sign Regulations	Part 6	Sign Regulations	Rewritten
8	Drainage Regulations	-	-	Deleted
9	Zone Regulations	Part 5	Zone regulations	Revised
9.7	Small Lot Residential – R1	5.1	Residential 1 – Small Lot – R1	New zone includes compact residential
9.8	Compact Residential – R2	5.1	Residential 1 – Small Lot R1	Combined with Small Lot R1
9.9	Rural Residential – R3	5.2	Residential 2 – Large Lot R2	Revised floor areas

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Existing Land Use Bylaw Regulation		New Regulation		Comments
9.9A	Large Lot Residential/Water Resource Protection – LR/WSPA	5.2	Residential 2 – Residential Rural R2	Number of dwellings reduced to be consistent with OCP; floor areas revised
9.10	Agriculture - AG	5.5	Agriculture 1 – (A1)	Added exterior side setbacks
		5.6 5.7 5.8	Agriculture 2, 3 and 4 Agricultural/Residential	Site specific to Shire, Syzygy and Downes Point
9.11	Upland – UP	5.5	Residential 4 – Forest – R4	Most of the Upland zone is now park
9.12	Light industrial – LI1	-	-	Rezoned to PU
9.13	Service Light industrial – LI2	-	-	Rezoned to PU
9.14	Institutional – I1	5.21	Public Use - PU	Comprehensive list of permitted uses instead of site specific sub zones.
9.15	Institutional Residential – I2	5.7	Residential 7 – Community Housing – R7	Revised
9.16	Rural Service – C1	5.10	Commercial 2 – Limited Commercial – C2	Revised
9.17	Retail Commercial – C2	5.9	Commercial 1 – Retail – C1	Combined with Service Station – for consultation
9.17A	Service Station Commercial – C2-1	5.14	Deleted	Deleted
9.18	Comprehensive Commercial – C3			
9.19	Commercial Resort – C4	5.12	Commercial 4- Resort	For consultation - Sea Breeze
9.20	Commercial Resort – Marina – C5	5.13	Commercial 5 - Resort	For consultation – Ford Cove
		5.14	Commercial 6 - Resort	For consultation - Dive Lodge
9.21	Commercial Resort Marine 1 – C5-1	5.11	Commercial 3 - Comprehensive	The Thatch – revised based on recent rezoning
9.22	Commercial Campground – C6	5.15	Commercial 7 - Campground	Tribune Bay – for consultation
9.23	Commercial Campground 1 (C6-1)			
9.24	Commercial Parking (C7)	5.11	Commercial 3(a) - Comprehensive	New subzone for parking across from Thatch
9.25	Groundwater Recharge Area/Sustainable Ecosystem Management Area – GW-EMA	5.17	Groundwater Recharge/Ecosystem Management – EP1	
9.26	Public Park – PR1	5.19	Public Park 1 – P1	
9.27	Public Park Undeveloped – PR2	5.20	Public Park 2 – P2	

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Existing Land Use Bylaw Regulation		New Regulation		Comments
		5.18	Water Supply Protection Area – WS	Some lots
9.28	Marine Conservation – M1	5.22	Marine Conservation – M1	
		5.23	Marine Park – M2	
9.29	Mariculture – M2	5.24	Mariculture – M3	
9.30	Marine Access – M3	5.25	Marine Access – M4	Ferry landing, boat ramp, parking
9.31	Marine Services – M4	5.26	Marine Services – M5	Ford Cove Dock and breakwater
9.32	Private Moorage – M5	5.27	Marine Private Moorage M6	One water tenure in Tribune Bay

**HORNBY ISLAND LOCAL TRUST COMMITTEE
LAND USE BYLAW No. --, 201x**

A Bylaw to establish regulations and requirements respecting the use of land, including the surface of water, the use, siting and size of buildings and structures, the provision of parking, landscaping and screening and the subdivision of land within the Hornby Island Local Trust Area.

WHEREAS the Hornby Island Local Trust Committee is 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 and other development regulations and to show by map the boundaries of the zones;

AND WHEREAS the Hornby Island Local Trust Committee has held a Public Hearing;
NOW THEREFORE the Hornby Island Local Trust Committee enacts in open meeting assembled as follows:

1. This Bylaw may be cited for all purposes as the “Hornby Island Land Use Bylaw No.--, 201X.”
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the Land Use Bylaw for that part of the Hornby Island Local Trust Area as shown on Schedule C:
 - (1) Schedule A (Land Use Bylaw Text)
 - (2) Schedule B (Zoning Map)
 - (3) Schedule C (Bylaw Area Map)
 - (4) Schedule D (Potential Fish Bearing Streams and Wetlands)
3. If any provision of this Bylaw is for any reason held to be invalid by a decision of any Court of competent jurisdiction, the invalid provision must be severed from the Bylaw and the decision that such provision is invalid must not affect the validity of the remaining provisions of the Bylaw.
4. Bylaw No. 86 cited as “Hornby Island Land Use Bylaw No.86, 1993” and all of its amendments are repealed.

Comment [SZ1]: To be discussed

DRAFT FOR COMMENT – VERSION 4 – March 2013

READ A FIRST TIME this _____ day of _____, 201_.

PUBLIC HEARING HELD this _____ day of _____, 201__.

READ A SECOND TIME this _____ day of _____, 201_.

READ A THIRD TIME this _____ day of _____, 201_.

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST this

day of _____, 201_

ADOPTED this _____ day of _____, 201_.

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.

Comment [SZ2]: New definition

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

Comment [SZ3]: New definition – based Ministry of Agriculture comments.

bed and breakfast means the renting of bedrooms in a dwelling unit to transient guests and the provision of meals to those guests;

Comment [s4]: CHANGED definition to include provision of all meals.

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

Comment [IU5]: NEW definition

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 all privies;

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;

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 use for community events including classes, public entertainment, cultural and social events.

Comment [IU6]: NEW definition

crafts means original and unique works of art that are created by artists using original art techniques;

Comment [s7]: NEW definition – for community discussion.

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;

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, manufactured home, recreational vehicle or travel trailer;
- (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 m (13 ft);

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;

elder housing means dwelling units constructed for elderly persons by a government body or agency or a corporation or organization constituted under the *Society Act*;

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 (3.94 ft), measured to the exterior surface of the perimeter walls, and includes enclosed balconies, decks, porches and similar projections; excluding cisterns

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

Comment [IU8]: NEW definition

full-time equivalent in relation to employees for home occupations means the total number of annual hours for one or more employees that does not exceed eight hours of regular time over a 24 hour period

Comment [IU9]: NEW definition

grade means the average elevation of the ground at a distance of 2.0 metres from a building or structure determined by averaging the finished elevations at the midpoints of all of the exterior walls;

height 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 grade;

Comment [IU10]: REVISED definition from existing LUB

home occupation means a commercial activity conducted for gain within a dwelling unit or permitted accessory building by a resident of the lot on which the building is located and includes bed and breakfast, artist or artisan studio, professional office, personal service, daycare, food processing, manufacture,

Comment [SZ11]: FOR LTC CONSIDERATION – expanded home occupation definition to include each category (basic, limited, extended)

repair and assembly of goods, the incidental retail sale of goods commonly associated with these uses and the retail sale of agricultural products or articles produced or assembled on the same lot;

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

Comment [SZ12]: NEW definition and use for those lots where agriculture is not permitted.

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;

Comment [IU13]: NEW definition

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;

light industry means the use of land for the processing of food, wood or electronic products, storing of goods or materials, fabricating of metal or plastic, repairing of machines, equipment, boats or automobiles, sawmilling, or for the operation of truck terminals, docks, gas stations, wrecking yards or the sorting, salvaging and storage of refuse or material to be recycled;

limited teaching class means a venue used for the teaching of crafts, trades or arts;

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

lot means any parcel, 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, 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 portable structure built on a chassis, designed to be transported or tailored to its place of use and to be used with or without a permanent foundation as a dwelling, and excludes recreational vehicles and travel trailers;

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;

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;

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

personal service means the use of land for 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 *Radiocommunication Act* of Canada, serving only the Hornby Island local community;

Comment [IU14]: Added "emergency services"

pump/utility house means a building or structure with a maximum size of 4 m² (43 ft²) having the sole purpose of enclosing pumping equipment, valves, pipes and filtration equipment associated with a source of water and electrical power and communication connection devices;

Comment [IU15]: NEW definition

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 accessory dwelling unit located wholly within the principal residential building occupied by the owner or residential tenant; is permitted on lots 2.0 hectares or larger; and is limited in size to 40% of the floor area of the principal dwelling unit – to a maximum floor area of 90 m² (969 ft²).

Comment [SZ16]: NEW for discussion.

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 detachable metal transport container designed for and customarily associated road, rail or ocean transport with a maximum dimension of 2.5 metres by 12.2 metres by 2.5 metres high.

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;

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 or shipping containers;

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:

Comment [SZ17]: NEW definition based on VHR review.

- a) an owner or tenant of the lot 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 lot while the vacation home rental is occurring; or
- c) the owner of the lot resides seasonally in the dwelling 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 of the *Local Government Act*;

visitor accommodation unit means commercial accommodation sited on a property zoned for commercial use that consists of the temporary rental of a room or set of rooms for not more than four (4) consecutive weeks to members of the traveling public whose permanent domicile or home life is elsewhere;

Comment [SZ18]: NEW definition based on VHR review.

watercourse means any natural depression with a bed 0.6 m (2 ft) or more below the average elevation of the surrounding land, containing water at least six months of the year.

1.2 Units of Measure

- (1) Metric dimensions are used in this Bylaw. Imperial equivalents, where shown in parentheses are approximate, are provided for convenience only, and do not form part of this Bylaw.

1.3 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, and also 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 person may construct, reconstruct, place, alter, extend or maintain any building, structure or sign except as permitted by 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.

Comment [IU19]: Existing LUB section 1.0

2.3 Inspection

- (1) The Islands Trust Bylaw Investigation 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 or to evaluate site specific circumstances for the purposes of development application processing.

Comment [IU20]: Existing LUB section 1.3

2.4 Violation

- (1) Any person who does any act or thing or permits any act or thing to be done in contravention of the provisions 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 the provisions of this Bylaw is deemed to have committed an offence under this Bylaw.

Comment [IU21]: Existing LUB section 1.2

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

Comment [IU22]: NEW section

- (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 Owner's Cost

Comment [U23]: NEW section

- (1) If any provision of this Bylaw requires a report, study, covenant, plan or similar document to be prepared, unless otherwise stated, the owner of the land to which the document pertains shall pay all costs.

2.8 Siting Compliance

Comment [SZ24]: NEW section which requires a survey for all applications except a Siting and Use Permit (SUP).

- (1) Every applicant for a rezoning, a development permit, a temporary use permit or a development variance permit must provide a plan 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.

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.

Comment [IU25]: Existing LUB section 3.1 – EXPANDED list of permitted uses in all zones

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 5:
- (a) The use of a boat, vessel, or structure over water as a residence for more than 4 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) Golf courses and marinas the use of which is restricted to members of a private club;
 - (g) Fin fish aquaculture in any water zone;
 - (h) Commercial kennels;
 - (i) Airports other than float plane bases;
 - (j) Heliports
 - (k) Wharves and breakwaters except those operated by government and those operated for commercial purposes;
 - (l) Disposal of effluent from pumping out sewerage facilities on to land
 - (m) Disposal of sewage by marine outfall;
 - (n) Disposal or storage of toxic or hazardous waste;

Comment [IU26]: Existing LUB section 3.2

Comment [IU27]: Shortened from existing LUB

Comment [IU28]: Revised

Comment [SZ29]: Brought forward from vacation home rental review Bylaw 143.

Comment [IU30]: Revised

Comment [U31]: Legal check

- (o) Storage of waste and salvage material unless expressly permitted in Part 5 of this Bylaw;
- (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 or wind generators intended to provide power to an island other than the island which the structures are located;
- (s) Casinos;
- (t) Any use of a shipping container unless screened or modified;
- (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 and poultry on lots having an area less than 1.0 hectare;
- (w) Exterior lights that intrude onto surrounding properties or a highway;

Comment [IU32]: NEW prohibited use

Comment [IU33]: NEW prohibited use complies with OCP 5.1.1

Comment [IU34]: NEW prohibited use complies with OCP 4.4.1

Comment [IU35]: NEW prohibited use – look at wording to ensure that the use of these containers is limited.

Comment [IU36]: CHANGE LUB from 2.5 ha size.

Comment [IU37]: New OCP 6.3.1.8

INFORMATION NOTE: Industrial and commercial 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(3) no buildings or structures may be located within 30.0 metres of Ford Creek and Beulah Creek and wetlands as shown on Schedule D of this Bylaw.
- (4) Where fill is used to achieve the elevation required in Subsection 3.3(3), 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, nor within 10.0 metres if 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 acceptable.
- (6) All privies must be set back at least 15.0 metres from all lot lines.

Comment [IU38]: Existing LUB 3.10

Comment [SZ39]: Pending RAR mapping and further discussion on implementing environmental protection along these watercourses.

Comment [U40]: FOR DISCUSSION CHANGE – Existing is 8 m and VIHA should be asked for early referral/comments on this.

- (7) Feeding troughs, manure piles, buildings and structures for animal 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 fur bearing animals or more than 100 birds, and commercial feedlots 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.

Comment [s41]: CHANGE to 'animal sewage disposal fields' for clarity

Comment [U42]: CHANGE - Existing is 8 m

3.4 Height Regulations

- (1) Buildings and structures other than accessory and agricultural buildings and structures must not exceed a height of 8.0 metres.
- (2) Buildings and structures, other than accessory and 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.

Comment [IU43]: LUB 3.7 – Refer to ALC for comment as silos and other agriculture buildings may exceed 10m

Comment [s44]: LUB 3.7 - ADDED wind turbine. FOR DISCUSSION as impacts of wind turbines (noise, visual, safety) need to be considered before being excluded from height regulations.

3.5 Accessory Uses, Buildings and Structures

- (1) Unless a building, excluding an attached deck or patio, 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(10) and 3.6(21) inclusive are permitted as home occupations. Without limiting the foregoing the following uses are prohibited as home occupations:
 - (a) restaurant, food take-out;

Comment [IU45]: NEW for community consultation and LTC consideration.

- (b) retail store;
- (c) salvage, junk or incineration business;
- (d) chemical manufacturing;
- (e) storage of toxic or flammable materials;
- (f) winery involving lounge other than on ALR land;
- (g) extraction and sale 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.

Comment [s46]: For discussion – based on Canadian average daily residential water consumption of 327 litres.

Limited Home Occupations

- (2) Subsections 3.6(3) to 3.6(8) inclusive apply to home occupations conducted on lots less than 0.1 hectare.
- (3) The following uses, and no other uses, are permitted as home occupations:
 - (a) Artist and Artisan studies 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 conducted 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.

Comment [SZ47]: NEW for discussion as decibel level regulations are not typically enforceable.

Basic Home Occupations

- (8) Subsections 3.6(10) to 3.6(19) inclusive apply to home occupations conducted on lots of 0.1 hectare or larger and less than 2.0 hectares.
- (9) The following uses, and no other uses, are permitted as home occupations:
 - (a) Home occupation uses listed in Subsection 3.6(3)
 - (b) Bed and breakfast
 - (c) Artist and artisan 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, incidental sales
- (k) Rental of unmotorised boats, and kayaks
- (l) Rental of bicycles and tools
- (m) Food processing and catering
- (n) Limited teaching classes
- (o) sales of products grown or produced on property
- (10) A maximum of two home occupations are permitted per lot.
- (11) The home occupations must be conducted wholly within a principal dwelling unit and/or an accessory building.
- (12) Despite 3.6(12), kilns, daycare play areas and storage may be outside of a dwelling unit or accessory building.
- (13) Outdoor uses permitted in 3.6(13) must be screened from adjacent lots and public right-of-ways with a vegetation screen or solid fence pursuant to Section 3.8.
- (14) The maximum 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
- (15) 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.
- (16) The home occupations must be conducted by residents of the property.
- (17) The maximum number of employees, other than residents of the lot, permitted at any time is 2 full-time equivalents per lot.
- (18) The noise level created by a home occupation on the lot, must not be detectable at the lot line.

Extended Home Occupations

- (19) Subsections 3.6(20) to 3.6(28) inclusive apply to home occupations conducted on lots of 2.0 hectares or larger.

- (20) The following uses, 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(10)
 - (b) Teaching classes
 - (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
- (21) A maximum of two home occupations are permitted per dwelling.
- (22) The home occupations may be conducted within a principal dwelling unit, an accessory building and/or outdoors.
- (23) Outdoor uses permitted in 3.6(23) must be screened from adjacent lots and public right-of-ways with a vegetation screen or solid fence pursuant to Section 3.8.
- (24) The maximum 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.
- (25) 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.
- (26) The home occupations must be conducted by residents of the property.
- (27) The maximum number of employees, other than residents of the lot, permitted at any time is 6 full-time equivalents per lot.
- (28) The noise level created by a home occupation on the lot, must not be detectable at the lot line.

General Regulations

- (29) Subsections 3.6(30) to 3.6(36) inclusive apply to home occupations on any size lot.
- (30) The home occupation must be operated by a person who is a resident of the lot.
- (31) A dwelling unit that is used for a home occupation must be occupied as a residence.
- (32) The home occupation must not use or store flammable or toxic materials involved in the home occupation within a dwelling unit and storage must comply with any applicable provincial regulations and guidelines.

- (33) If a home occupation involves 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.

- (34) A home occupation must comply with parking regulations contained in Part 7.
- (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, in addition to subsections 3.6(1) to 3.6(36) inclusive, subsections 3.6(38) to 3.6 (39) inclusive apply.
- (38) Despite subsections 3.6(1) to 3.6(37) inclusive, 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 and may serve other meals only to guests who have been accommodated overnight.
- (39) The number of bedrooms used to accommodate the travelling public in a bed and breakfast home occupation must not exceed:
- (a) none if the lot is 0.1 hectares (10, 764 ft²) or less;
 - (b) one if the lot is 0.25 hectares (0.6 acres) or less in area;
 - (c) two if the lot is greater than 0.25 hectares (0.6 acres) and less than 1 hectare (2.5 acres) or less in area;
 - (d) three if the lot is 1 hectare (2.5 acres) or greater in area.

Comment [s48]: Expanded to include other meals. Consider information note to clarify that the Public Health Act requires meals other than breakfast to be prepared in a commercial kitchen.

3.7 Vacation Home Rental **Uses**

Comment [SZ49]: Vacation Home Rental regulations as per Bylaw No. 143.

- (1) Vacation home rental uses must be in accordance with the following limitations:
- (a) A dwelling unit may only be occupied by paying guests during the months of May, June, July, August and September.
 - (b) During a period of seven (7) consecutive days a dwelling unit may be occupied by only one group of paying guests.
 - (c) A dwelling used for vacation home rental use shall not be used to accommodate more than 2 beds per bedroom and more than 3 bedrooms if the lot on which the dwelling is located has an area of less than one hectare, or more than 4 bedrooms if the lot has an area of one hectare or more.
 - (d) 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 a required sign that must be posted only when a vacation home rental is in use as required in Part 6.0.
 - (e) Motor vehicle parking spaces shall be provided in accordance with Part 7.0 of this bylaw.
 - (f) On lots designated as Aquifer IA on Schedule **D** of the Hornby Island Official Community Plan Bylaw No xxx, 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. An owner may secure a written statement of a second authorized person if the first authorized person is not able to confirm the required capability.

3.8 Secondary **suites**

Comment [SZ50]: This section is a place holder for further LTC discussion and community consultation. In the absence of building inspection services, these draft regulations should be considered in order to ensure existing and new suites meet or exceed code and servicing requirements.

- (1) Where a secondary suite is permitted in Part 5 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 5 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 principle dwelling and secondary suite. An owner may secure a written statement of a second authorized person if the first authorized person is not able to confirm the required capability.
- (3) Despite the provisions in Part 5 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 D of the Hornby Island Official Community Plan Bylaw No xxx.

Comment [SZ51]: LTC direction to not permit secondary suites on these lots.

3.9 Fences

- (1) Within the setbacks from any lot line as prescribed in Part 5 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 exempt from subsection 3.7(1).

3.10 Screening

- (1) Landscape screening must be provided:
- (a) adjacent to all lot lines broken only by driveways, walkways necessary for access and any clearing necessary for the construction and maintenance of fencing; and
 - (b) in the form of existing vegetation that is retained and is of a sufficient height to provide a complete and year-round visual screen between the uses being separated; or
 - (c) where existing vegetation is not of a sufficient height to provide a visual screen, planted and maintained indigenous, drought-tolerant evergreen vegetation that will attain a height sufficient to provide a complete and year-round visual screen between the uses being separated..
- (2) Screening must be provided:
- (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 the where use is carried out outdoors, screen the outdoor storage area from adjacent lots and highways;
 - (b) 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 on a lot, the parking area must be screened from any adjacent highway and from any adjacent residential use; and

Comment [IU52]: existing LUB 6.0 OCP s.6.1.13 & 6.2.10 - REVISED

- (c) in the form of a wood fence of sound construction or by evergreen native vegetation, of a sufficient height to provide a complete and year-round visual screen between the uses being separated.

3.11 Temporary Dwelling

Comment [IU53]: OCP 6.1.12.

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

- (a) a siting and use permit has been issued for the principal dwelling unit; and
- (b) on completion and occupancy of the principal dwelling unit, the recreational vehicle, mobile home, caravan or travel trailer is not used as dwelling.

3.12 Derelict Vehicles and Mechanical Equipment

- (1) Unless specifically permitted, no parcel shall be used for the wrecking or storage of derelict automobiles, vessels or mechanical equipment. If permitted, derelict automobiles, vessels and mechanical equipment must be completely enclosed within a permanent permitted building or screened from view as required in Section 3.8 of this Bylaw.

Comment [IU54]: New - OCP 3.1.7

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, but, where the strata lots and common property are in the same zone, may be used for permitted uses accessory to principal uses located on strata lots in the same strata plan.

Comment [IU55]: NEW section

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 regulations for that portion are complied with.
- (2) Despite Subsection 3.12(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.

Comment [IU56]: NEW section

PART 4 ESTABLISHMENT OF ZONES

4.1 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 that forms part of this Bylaw and the regulations for which are set out in Part 5.

<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

4.2 Zone Boundaries

- (1) Where zone boundaries on Schedule “B” coincide with lot lines, the zone boundaries are the lot lines.
- (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.

PART 5 ZONE REGULATIONS

5.1 Residential 1 – Small Lot (R1) Zone

(Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot)

Comment [IU57]: Existing zoning is R1 and R2 now combined

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) accessory uses, buildings and structures, including but not limited to home occupations; and
 - (c) 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; and
 - (b) accessory buildings and structures.
- (3) Lot coverage must not exceed 10% of any lot having an area of 1.0 hectare (2.47 acres) or more, nor 15% of any lot having an area of less than 1.0 hectare (2.47 acres).

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, or 6.0 metres in the case of a lot having an area less than 4000 m² (1.0 acre);
 - (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 (1.0 acres) 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 (1.0 acres)
- (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.

Comment [IU58]: Existing LUB

Comment [IU59]: Existing LUB.

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 cited 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 5.1.5 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 5.1.2 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 5.1(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 5.1(5) of this Bylaw, the floor area of a residential dwelling unit must not exceed 186 m². 4. Despite subsection 5.1(7) of this Bylaw, land in the R1(b) zone may not be subdivided.

Comment [s60]: As per existing LUB and for discussion with owners with regards to accessory building regulations.

Comment [s61]: NEW floor area maximum requirement

5.2 Residential 2 – Large Lot (R2) Zone

Comment [IU62]: Existing Zoning is R3 and LR/WSPA – now combined

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.

Comment [SZ63]: NEW for discussion.

Comment [SZ64]: Permits growing, vegetables, plants or flowers on any lot in the R2 zone.

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) 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.

Comment [IU65]: NEW OCP 6.3.1.1.

- (6) The total combined floor area of all accessory buildings on a lot must not exceed 100 m².

Comment [IU66]: REVISED from current 200 m2

Subdivision Lot Area Requirements

Comment [IU67]: OCP s. 6.3.4.2

- (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 2.0 hectares.
- (9) Despite 5.2(8) for lots where two legal dwellings are permitted, an average lot size of one hectare is permitted with a maximum density of one dwelling per lot and no increase in density.

Comment [SZ68]: NEW to permit subdivision of lots with two legal dwellings, with no further density potential.

5.3 Residential 3 – Community Housing (R3) Zone (*Village*)

Comment [IU69]: Existing zoning is I2 Institutional Residential OCP s.6.3.9

Permitted Uses

Comment [IU70]: OCP 6.3.9.5. FOR DISCUSSION with Elder Housing

- (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) elder housing;
 - (b) residential use of a dwelling; and
 - (c) accessory uses, buildings and structures.

Comment [SZ71]: Secondary suites currently not included for this zone – for discussion.

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 five elder dwelling units are permitted per 1.0 hectare of lot area to a maximum of 20 elder dwelling units per lot;
 - (c) accessory buildings and structures;
 - (d) a maximum of one accessory communal facility; and
 - (e) a maximum of one accessory building per residential dwelling unit and one accessory building per elder dwelling unit.
- (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.

Comment [IU72]: REVISED – reduced from 10% 9.13.5 of LUB

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 an elder dwelling unit must not exceed 150 m².
- (7) The floor area of an accessory communal 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 communal facility, must not exceed 150 m².

Comment [IU73]: NEW

Comment [IU74]: NEW

Comment [s75]: LUB 9.13.4

Subdivision Lot Area Requirements

- (10) Land in the RR3 zone may not be subdivided.
- (11) 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
R3 (a)	LOT 1 SECTION 11 HORNBY ISLAND NANAIMO DISTRICT PLAN VIP87990 PID 028-221-401	To be determined based on outcome of rezoning application. Placeholder zone can stipulate basic density provisions should adoption of the LUB precede the rezoning application.

Comment [IU76]: LUB 9.13.11 no subdivision potential.

Comment [SZ77]: Replaces 9.7.14 R1(a) zone in LUB and is pending rezoning application from ISLA.

5.4 Residential 4 – Forest (R4) Zone

Comment [IU78]: Existing zoning is UP - Upland

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.

Comment [SZ79]: NEW for discussion.

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 units 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%.

Comment [s80]: LUB 9.11.4

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.

Comment [IU81]: NEW

Comment [s82]: REVISED from 9.11.5

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.

Comment [s83]: LUB 9.11.14

5.5 Agriculture 1 (A1) Zone

Comment [IU84]: Existing zoning is AG – Agriculture.

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; and
 - (e) accessory uses, including but not limited to home occupations.

Comment [SZ85]: For ALC comment – some A1 zoned lots within the ALR may have 2 legal dwellings and despite these regulations may not be permitted secondary suites in both dwellings. FOR FURTHER CONSULTATION.

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.
- (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 metres from a front lot line;
 - (b) 8 metres from a rear lot line;
 - (c) 8 metres from an interior side lot line; and
 - (d) 8 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.

Comment [s86]: NEW – existing LUB does not have exterior side setbacks

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

Comment [SZ87]: Pending early referral to ALC/Ministry of Agriculture.

- (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, 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; and
 - (b) unpaved airstrip or helipad for use of aircraft flying non-scheduled flights is prohibited, except where necessary for emergency services or to service public utilities.

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

Comment [IU88]: Existing zoning is AG

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; and
 - (c) accessory uses, buildings and structures including but not limited to home occupations.

Comment [SZ89]: Secondary suites currently not included – for discussion with property owners.

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 50 m².

Comment [IU90]: NEW

Subdivision Lot Area Requirements

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

Comment [SZ91]: Supports the retention of large parcels.

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

Comment [IU92]: Existing zoning is LC1 – Bylaw 135

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.

Comment [SZ93]: NEW for discussion. Request by owners to include suites as an option for all dwellings on the lot if they are included in the LUB generally.

Comment [SZ94]: Extended home occupations including bed and breakfast use would be permitted in each dwelling.

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.

Comment [SZ95]: Supports the retention of large land holdings.

- (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)	THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, HORNBY ISLAND, NANAIMO DISTRICT PID 009-649-417	Despite 5.7(2)(a) of this Bylaw, a maximum of three residential dwelling units are permitted in the A3(a) zone.

Comment [SZ96]: Site specific subzone for the ALR portion of the property.

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

Comment [IU97]: Existing zoning is AG and R3 OCP 6.3.10 PENDING consultation with property owners on split zoning the lots' residential, agriculture and possibly private conservation portions.

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) accessory uses, buildings and structures including but not limited to home occupations.

Comment [SZ98]: Secondary suites currently not included – for discussion with owners.

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 9 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

Comment [SZ99]: Enable retention of large land holdings.

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)	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 PID 009-655-123	Despite 5.8(2)(a) of this Bylaw, a maximum of one residential dwelling unit is permitted in the A4(a) zone.

Comment [SZ100]: Site specific subzone for the ALR portion of the property.

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

Comment [IU101]: Existing zoning C2 and C2-1

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, including liquor sales;
 - (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.

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

Comment [IU102]: Existing zoning is C1
In consultation with property owners.

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.

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

Comment [SZ103]: Based on recent rezoning.

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, including liquor sales;
 - (b) pub;
 - (c) restaurant;
 - (d) office;
 - (e) accessory uses including visitor accommodation units accessory to a pub use;
 - (f) residential use of visitor accommodation units, provided the visitor accommodation unit contains only one kitchen and is capable of being used for human habitation by one or more individuals living in common occupancy as a single domestic 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 fifteen 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(3) 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 (5000 ft²).

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 5.12(1), the only permitted use is parking. 2. Despite 5.12(2) no buildings or structures are permitted.

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

Comment [IU104]: Existing zoning C4
In consultation with property owners.

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; and
 - (c) 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 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 one residential dwelling unit is permitted per lot; and
 - (d) a maximum of ten camp sites.
- (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.

Comment [s105]: ADDED NEW

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

Comment [s106]: CHANGE – increase in size from 65 to 80 m2

Comment [U107]: Determine size

Comment [IU108]: NEW

Subdivision Lot Area Requirements

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

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

Comment [IU109]: Existing zoning is C5
LUB 9.19 In consultation with property owners.

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, excluding liquor sales;
 - (e) liquid fuel sales for boats; and
 - (f) 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.

Comment [s110]: NEW increased floor area.

Comment [IU111]: NEW

Subdivision Lot Area Requirements

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

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

Comment [SZ112]: In consultation with property owners.

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) accessory residential.

Comment [IU113]: CHANGED

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

Comment [SZ114]: Based on property owner submission.

Comment [IU115]: NEW

Subdivision Lot Area Requirements

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

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

Comment [IU116]:

In consultation with property owner
Ensure LUB mapping shows entire
campground area covered by this 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) campground;
 - (b) accessory retail; and
 - (c) accessory residential 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) 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.

Comment [IU117]: NEW

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.

Comment [IU118]: NEW

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.

5.16 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.

Comment [IU119]: NEW

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 are permitted 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.

Comment [IU120]: NEW

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.

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

Comment [SZ121]: Gravel extraction cannot be regulated by local government so it is excluded from this particular zone as a permitted use.

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.

5.18 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 5.23(2) above, no buildings or structure are permitted on this portion of the lot.

Comment [SZ122]: Portion of Klaver Lot reserved for water supply protection.

5.19 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.

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

Permitted Uses

Comment [IU123]: REVISED

- (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 privies; 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.

5.21 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) art galleries;
 - (f) theatre;
 - (g) police station;
 - (h) health clinic;
 - (i) museum;
 - (j) school;
 - (k) public recreation facility;
 - (l) library;
 - (m) farmer's market;
 - (n) recycling depot; and
 - (o) accessory uses including 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) 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 hectare or more, nor 15% of any lot having an area of 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 floor area of an accessory 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.

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	Location Description	Site Specific Regulations
PU(a)	PENDING	Despite 5.21(1), the only permitted uses are: (a) Cemetery; (b) Public utility storage yard; (c) Highways maintenance yard; and (d) Recycling depot.
PU(b)	PENDING	Despite 5.21(1) the only permitted use is electric substation.

5.22 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.

5.23 Marine Park (M2) Zone

Comment [IU124]: - NEW

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.

5.24 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 mollusks.

Conditions of Use

- (3) Except as permitted in subsection 5.29 (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.

Comment [IU125]: New

5.25 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;
 - (c) accessory retail store; and
 - (d) accessory restaurant.

Comment [SZ126]: Pending further consultation with BC Ferries regarding uses and setbacks in this zone.

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

Comment [SZ127]: For review.

Comment [SZ128]: NEW

5.26 Marine Service (M5) Zone (Ford Cove Dock 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;
 - (f) marine fuel sales; and
 - (g) temporary residential use of moored vessels

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.

Comment [IU129]: NEW

5.27 Marine Private Moorage (M6) Zone

Comment [SZ130]: One water lot in Tribune Bay

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.

Comment [SZ131]: For verification regarding maximum float size to be regulated for M6 site specific zone.

PART 6 SIGN REGULATIONS

6.1 Permitted Signs

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

6.2 Prohibited Signs

Comment [IU132]: REVISED

- (1) Despite Section 6.1, the following signs are prohibited:
- (a) internally illuminated, blinking, backlit, or neon signs;
 - (b) signs with moving parts;
 - (c) signs that 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.

6.3 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;
 - (c) signs of candidates for public office, who are recognized as candidates by the public agency in which they seek office, provided that they are removed within 14 days after the date of the election;
 - (d) real estate signs may be located on a property that is for sale, subject to the sign not exceeding 1.0 square metre in area. Such signs are to be 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 are permitted per water lot lease area indicating type of mariculture being carried out on the lease.

Comment [s133]: New

6.4 Siting and Height

- (1) A sign permitted in this part may be located in a required front yard or exterior side yard setback area.

6.5 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.

6.6 Sign Number and Area

- (1) Every sign, except those exempted in Section 6.3, must comply with the provision of Table 6.6.

Table 6.6: Sign Number and Area		
Zone/Use	Number of Signs Permitted for each Lot, Premise or Use	Maximum Total Sign Area Permitted for Each Lot, Premise or Use
Vacation Home Rental Use	On lots where a vacation home rental use is in use, a sign is required and must provide contact information including name and telephone number of the owner or their agent who is reasonably available on an on-going basis.	15 centimetres (6 inches) by 30 centimetres (12 inches) clearly readable from a public road.
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 other than permitted in 6.3	n/a
P1, P2	None other than permitted in 6.3	n/a
PU	1 per use	4.0 m ²

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M1,M2,M3, M4, M5	1 per tenure	<i>n/a</i>

PART 7 PARKING REGULATIONS

7.1 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.

Comment [IU134]: REVISED

7.2 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 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%.

Comment [IU135]: REVISED

Comment [IU136]: REVISED

Comment [IU137]: REVISED

7.3 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 7.5, 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.

7.4 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 the provisions of Table 7.4.

Table 7.4 : 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	1 per 50 parking spaces	1 bicycle rack 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	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces
(6) school	1 per employee plus 10 for visitors	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces
(7) marinas and boat ramps	1 per 3 berths and 4 per boat ramp or hoist	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces
(8) hotel, motel, lodge, resort	1 per visitor accommodation unit	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces
(9) community housing	1 per dwelling unit	n/a	n/a
(10) home occupation other than a bed and	1 per two employees plus the number required for the	n/a	n/a

Comment [IU138]: NEW

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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)
breakfast	relevant commercial or industrial use		
(11) community hall, church, social hall	1 per 4 seats of meeting assembly room maximum seating capacity	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces
(12) industry, equipment storage, building material supply, warehouse	1 per 40 m ² of floor area	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces
(13) retail, financial service, personal service, office, post office, library, bakery, museum	1 per 20 m ² of floor area	1 per 50 parking spaces	1 bicycle rack per 50 parking spaces

Comment [IU138]: NEW

Comment [IU139]: NEW

PART 8 SUBDIVISION REGULATIONS

8.1 Lot Area Calculations

Comment [IU140]: NEW

- (1) Subdivisions shall comply with the minimum and minimum average lot area regulations set out in Part 5. 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 average lot area specified in the zone the minimum lot area shall be considered the average.
- (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 5, be included in the total area of lots being created.

8.2 Exemptions from Average and Minimum Lot Area Requirements

Comment [SZ141]: REVISED

- (1) The minimum and average lot sizes 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; and
 - (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.

8.3 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 5, and one or more of the lots being created has an area equal to or greater than twice the applicable minimum average lot size, the applicant shall grant a covenant in respect of

Comment [IU142]: NEW

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 sizes 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 size; and
 - (b) one or more of the lots being created has an area less than the applicable minimum average lot size 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 sizes 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.

Comment [IU143]: NEW

Comment [IU144]: NEW

8.4 Boundary Adjustment Subdivisions

Comment [SZ145]: NEW

- (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.

8.5 Section 946 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.

Comment [IU146]: NEW

8.6 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 the provisions of this bylaw, the minimum width of the access strip at any point must be 10.0 metres.
- (4) If a proposed panhandle lot is capable of being further subdivided under the provisions of this bylaw, the minimum width of the access strip at any point must be 20.0 metres.

Comment [SZ147]: REVISED

8.7 Split Zoned Lots

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

8.8 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.

8.9 Double Frontage Lots

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

8.11 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.

8.12 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.

Comment [SZ148]: NEW

PART 9 DEVELOPMENT PERMIT GUIDELINES

Comment [SZ149]: NEW – Development Permit guidelines moved from OCP into LUB .

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) shall be in keeping with the rural environment and blend in with the aesthetic qualities of the natural surroundings.
- (2) The form of the development shall 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 to ensure public health is maintained.
- (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 ~~must~~ 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 must 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 shall be encouraged.
- (8) Natural landscaping shall be encouraged.
- (9) Neon or internally lit signs should not be permitted.
- (10) All buildings shall 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 shall 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.

Comment [SZ150]: Staff recommend being specific about what these services are as washrooms are covered in (6).

Comment [SZ151]: Applicants can apply for a DVP to amend parking requirements therefore the use of 'should' is recommended.

Comment [SZ152]: Should landscaping be required for this DP area?

9.2 Development Permit Guidelines for the Water Supply Protection Development Permit Area.

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

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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 must be approval of a permitted sewage and used water system 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 ~~is to be removed~~ in a way that exposes more than 280 square metres (3014 sq.ft.) of bare soil, then a plan proposed by a professional engineer or biologist with expertise in the area of ground water conservation must 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. should be implemented to control storm water drainage and avoid the deterioration of groundwater quality.
- ~~(4) Non residential structures should not be built in this area if they are to be used for the storage or handling of materials in quantities sufficient to pollute groundwater supplies.~~
- ~~(5)~~(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.
- ~~(6)~~(5) If any development or alteration of land is proposed for Lot 11, Plan 25736, a site drainage plan protection measures and drainage works should be developed 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.
- ~~(7)~~(6) Any restrictive covenants registered on title to these properties should be upheld as requirements of any development of the properties. Permit conditions should be compatible with any registered restrictive covenants on a parcel.

Comment [SZ153]: Need to clarify approval by which agency/professional.

Comment [SZ154]: Need to clarify this guideline in terms of conditions anticipated and whether an impact report would be required under s. 920.1 of the LGA.

Comment [SZ155]: May need to specify development approval information here.

Comment [SZ156]: No authority to enforce restrictive covenants through a DPA and those covenants may have nothing to do with the DPA objectives.

9.3 Development Permit Guidelines for community service use Development Permit Area.

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 must be approval of a permitted sewage and used water system.
- (2) A significant portion of the water required by a new development must 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) must (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 will 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.

Comment [SZ157]: A septic system would require a DP under s. 920(1)(d) and (e) of the LGA. Verify approval by whom?

Exemptions:

- (5) ~~A community service use~~ Development Permit will not be required for additions to existing buildings or for accessory buildings or other structures where ~~these do not involve significant alteration of the ground, removal of vegetation or additional activities and levels of use that will require additional water use or additional sewage and used water disposal capacity~~ 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.

Comment [SZ158]: Removed and replaced as considered unenforceable. Flag these exemptions for further review as they are still considered problematic for enforcement.

9.4 Development Permit Guidelines for Water Resource Protection Development Permit Area

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 shall be in accordance with the following guidelines:

- (1) If any vegetation is to be removed in a way that exposes more than 280 square metres (3014 sq.ft.) of bare soil, then ~~a plan should be implemented~~ 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 from the exposed area so as to prevent the deterioration of surface water and groundwater quality, on the subject land and adjacent lands.

Comment [SZ159]: Consider requiring development approval information to assess the requirements for protection and to establish conditions for them. Otherwise it is unclear how the LTC will determine the appropriate works or protection measures.

- (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 having a floor area of 46.45 square metres (500 square feet) or less; 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

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 shall be in accordance with the following guidelines:

- (1) No permanent buildings or structures shall be permitted in the area subject to flooding or sloughing.
- (2) No septic tank or deposit field shall 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 shall 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 shall be retained or planted to control erosion or protect banks.
- ~~(5) Areas of land located above the natural boundary of the sea shall remain free of development except in accordance with any conditions contained in the Permit.~~
- ~~(6)~~(5) Areas of 30% slope or greater shall remain free of development except in accordance with any conditions contained in the Permit.

Comment [SZ160]: This guideline is considered redundant as the LGA prohibits any development that is not in accordance with the conditions in the permit.

Comment [SZ161]: If intent is to authorize conditions beyond what is already in guidelines, this is redundant. REVISE if LTC intent is to restrict development on these slopes altogether.

PART 10 TEMPORARY USE PERMIT AREAS

10.1 Temporary Use Permits

Section 921 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 6.5.1.11;
- (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 6.5.1.11;
- (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 6.5.1.11;
- (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 6.3.5.17 and 6.3.5.18;
- (6) to consider allowing a temporary secondary suite or detached housing for a relative or caregiver of occupants of the residence as per OCP policy 6.3.5.13 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.

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 (0.63 acre) except when the application is for vacation home rental use,

- b) land ~~designated-zoned~~ as public park, ecosystem management area or water ~~resource protection zones~~supply protection, as shown on Schedule B, and
 - c) ~~land a parcel~~ identified as an environmentally sensitive area, as shown on Schedule D1 or D2 of the Hornby Island Official Community Plan Bylaw No. XX, 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 and if the proposed use involves more than minimal potential impacts upon the groundwater resource.
- (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) there should be adequate provision for approved waste disposal before consideration is given by the Local Trust Committee;
 - 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,

Comment [SZ162]: The identified groundwater recharge area may need to further refined to provide certainty.

Comment [SZ163]: This needs to be defined or removed as it is unclear what this actually means.

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 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.

SCHEDULE C: BYLAW AREA MAP

Schedule C shows the area covered by the Land Use Bylaw. Schedule C will cover the same areas as the Hornby Island Official Community Plan Bylaw 104, 2002. Schedule C is part of the Land Use Bylaw.

SCHEDULE D: STREAMS AND WETLANDS

Comment [SZ164]: For LTC discussion.

Schedule D can show the location of known potential fish bearing streams and wetlands in the area covered by the Land Use Bylaw. Schedule D is part of the Land Use Bylaw.

DRAFT



DRAFT FOR COMMENT DECEMBER 2012 V. 6



Islands Trust

HORNBY ISLAND OFFICIAL COMMUNITY PLAN

BYLAW NO. _____, 201x

NOTE TO READER: This is a draft update to the Hornby Island Official Community Plan referenced as "DECEMBER 2012 V.6" which has been revised by the Hornby Island Local Trust Committee based on community input to date.

Preserving **Island** communities, culture and environment

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>
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DRAFT

HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. ____

A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN FOR THE HORNBY ISLAND LOCAL
TRUST AREA

WHEREAS Section 29 of the *Islands Trust Act* gives the Hornby Island Local Trust Committee the same power and authority as a Regional District under Section 694(1)(i), 723 and Part 26, except sections 932 to 937 and 939 of the *Local Government Act*; and

WHEREAS Sections 876 and 882, respectively, of Division (2) of Part 26 of the *Local Government Act* applies to the Hornby Island Local Trust Committee and authorizes it to adopt an Official Community Plan and outlines procedures for developing and adopting such plans including a public hearing and Ministerial approval; and

WHEREAS Section 27 of the *Islands Trust Act* requires that the Executive Committee of the Islands Trust must approve an Official Community Plan prior to adoption; and

WHEREAS Section 877 of the *Local Government Act* lists the subjects that must be addressed in a Plan; and

WHEREAS Section 884(1) of the *Local Government Act* provides that the adoption of an official community plan does not commit or authorize the Hornby Island Local Trust Committee to proceed with any project that is specified in the Plan; and

WHEREAS Section 884(2) of the *Local Government Act* requires that all bylaws enacted, permits issued, and works undertaken by the Hornby Island Local Trust Committee be consistent with the Official Community Plan;

NOW THEREFORE the Hornby Island Local Trust Committee being the Trust Committee having jurisdiction on and in respect of the Hornby Island Local Trust Area in the Province of British Columbia pursuant to the *Islands Trust Act*, enacts as follows:

TITLE

1. This Bylaw may be cited as the "Hornby Island Official Community Plan Bylaw No. ____, 201x".

APPLICATION

2. 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.

ORGANIZATION

3. Schedule A, and Maps B, C, D1, D2, E, F and G, attached to and forming part of this Bylaw, are hereby designated as the "Hornby Island Official Community Plan Bylaw No. ____, 201x".

4. The Schedules and Maps comprising this Bylaw are as follows:

Schedule A: Bylaw Text
Schedule B: Land Use Designations Map
Schedule C: Land Status and Road Designations Map
Schedule D1: Environmentally Sensitive Areas and Aquifers Map
Schedule D2: Significant Plants and Animals Map
Schedule E: Development Permit Areas Map
Schedule F: Hazardous Areas Map
Schedule G: List of Community References

BYLAW REPEAL

"Hornby Island Official Community Plan Bylaw No. 104, 2002", as amended, is repealed upon adoption of this Bylaw.

SEVERABILITY

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.

READINGS

READ A FIRST TIME THIS	th	DAY OF	, 20
PUBLIC HEARING HELD THIS	th	DAY OF	, 20
READ A SECOND TIME THIS	th	DAY OF	, 20
READ A THIRD TIME THIS	th	DAY OF	, 20
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	th	DAY OF	, 20
APPROVED BY THE MINISTRY OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT THIS	th	DAY OF	, 20
ADOPTED THIS	th	DAY OF	, 20

SECRETARY

CHAIRPERSON



HORNBY ISLAND OFFICIAL COMMUNITY PLAN

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SCHEDULE A HORNBY ISLAND OFFICIAL COMMUNITY PLAN

SECTION I—BACKGROUND

1.1 Context and Interpretation

This plan is an update to the Hornby Island Official Community Plan Bylaw No. 104, 2002 and has been assigned a new bylaw number to denote the update. An update, in contrast to a review of the plan, focuses on updates to legislative references and clarification of the text where previous use of objectives or policies have identified lack of clarity. A review was undertaken of Section VI – Objectives and Policies for Sustainable Land Use” with a focus on housing and the economy and amendments are incorporated into this plan. Other areas of review included new objectives and policy on wind energy and amendments to land use designations on some properties.

The Plan update distinguishes between “Policies” and “Advocacy Policies”. “Policies” are those that are within the authority of the Hornby Island Local Trust Committee to implement. Community goals and objectives included in this Bylaw that address matters that are outside the jurisdiction of the Hornby Island Local Trust Committee are considered “advocacy policies”. These advocacy policies encourage others to take actions that the Local Trust Committee believes would contribute to the goals and objectives of the plan. This Bylaw cannot and does not represent a commitment from other agencies or persons to act according to community goals, objectives or policies.

Properties are noted with a land use designation on Schedule B attached to this Plan. Each designation is referenced in the text of this Plan with stated objectives and policies. In addition there are sections of the text of this Plan that apply to all properties on Hornby Island. If a property has more than one land use designation as defined on Schedule B to this Plan, then the objectives and policies applicable to each designation shall apply to that property.

The term “Information Note” is used periodically within the Plan. An information note is not part of the official community plan bylaw. An information note is added to the published bylaw document after adoption of the bylaw to assist in the understanding and interpretation of the Plan.

1.2 Purpose

The purpose of this official community plan bylaw is to further the object of the *Islands Trust Act* through long-range land use policies for the Hornby Local Trust Area. This bylaw provides a statement of local government goals, objectives and policies. It is intended to provide policy guidance for the Hornby Island Local Trust Committee and the public regarding the existing and proposed land use and development in the Local Trust Area.

1.3 Islands Trust Authority

The *Islands Trust Act* gives the Islands Trust, via its Local Trust Committees, essentially the same land use planning authority as a regional district board under the *Local Government Act*. Bylaws must be submitted to the Islands Trust Executive Committee for approval and must not be

approved if they are contrary to or at variance with the Trust Policy Statement. In the case of Official Community Plans, approval by the Minister of Community, Sport and Cultural Development is also required before adoption by the Local Trust Committee.

The Hornby Island Local Trust Committee is the Local Trust Committee with responsibility for land use planning and regulations within the Hornby Island Local Trust Area. This committee has three members; two locally elected trustees and a member of the Executive Committee appointed by the chairperson of the Islands Trust Council.

The purpose of the Trust Council, Executive Committee, and Local Trust Committees, is to carry out the object of the Islands Trust which is:

To preserve and protect the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of the province.

The legislated object defines the purpose of providing authority to the Islands Trust for land use regulation. The Trust Policy Statement is a general statement of policies to carry out the object of the Trust. Local Trust Committees employ the available planning powers of the *Local Government Act* to preserve, protect, and effectively maintain the rural nature, health, natural environment and vitality of the Trust Area.

1.4 Historical Perspectives

Someone has said "a people without a history can have no vision". The people of Hornby Island are standing on history. It is to be found in the remnants of snake fences, and in the derelict orchards, in the blackened shell-flecked soil around the shores, and in the indigenous trees and shrubs from which the first people took their sustenance. It is to be found in the soil and in the sandstone and conglomerate sedimentary rocks, in the pebbles on the beaches, and in the basement rock on which the Island rests.

The rocks of Hornby Island are part of the island arc Wrangellia, which started its life as molten lava, three hundred and fifty million years ago, south of the equator. The arc, the result of one ocean plate meeting another and subducting, journeyed north on the back of the Pacific Plate, eroding gathering limestone. On reaching the latitude of present-day Mexico, about one hundred and seventy million years ago, another set of volcanic eruptions added more volcanic rock to the terrain.

From these two major geological events came the Island's basement rock, and later, 65 to 70 million years ago, most of the ingredients for the Island's sedimentary rock, the pebbles in the conglomerate and the eroded rock from the tumbling hillsides, came from the recycled substance of Wrangellia's earlier geological history. Also in the sediment are found fossils of sea creatures, and pieces of petrified wood dating from trees that grew at that time.

Continuing tectonic plate pressure first folded and then faulted the layers of sedimentary rock. The movement of glaciers and the rising and falling of seas in the interglacial periods, scoured the rock and then padded the dips and valleys with clay, sand, and glacial till. Some of the boulders and cobbles were brought from as far away as the Coast Range Mountains.

Ten thousand years ago, three thousand years after the last glacier retreated, the receding seas started slowly to reveal Hornby Island with much the same shape that it is today. Vegetation started to grow and by five thousand years ago people from Deep Bay were visiting the Island gathering the Island's bounty and fishing from its shores.

Hornby Island and its surrounds, immediately prior to the advent of western civilization, was the territory of the Pentlatch, a people belonging to the Coast Salish group of West Coast people. They and their ancestors, being semi-nomadic, used the Island seasonally and cyclically nine months of the year and became part of the Island's ecosystem. The island could provide for nearly all their needs.

In 1791 A.D., the Spaniards named the Island, Isla de Lerena but in 1850 the British renamed it Hornby Island, after Rear Admiral Phipps Hornby, at that time Commander of the Pacific Station. Ten years later Mt. Geoffrey and Phipps Point were named after the Admiral and his son, Captain Geoffrey Hornby of HMS Tribune while the officers of his ship had their names immortalized in other Island promontories.

By 1850 there were practically no Pentlatch left. Sickness, slave raids, the movement of people into their territory from the land further north, and the collapse of their world from the compounding of these misfortunes, finally wiped out the people to whom the natural life of Hornby Island was a part. The lands on Hornby Island continue to be recognized today as part of the traditional lands of the Coast Salish people through discussions with representative First Nations such as the K'omoks First Nation.

The K'omoks First Nation have been in treaty process since 1993 and signed an Agreement In Principle (AIP) in March 2012 with the governments of Canada and British Columbia. A Final Agreement (Treaty) is anticipated to protect the rights of the K'omoks members.

During the 1860's Hornby Island was virtually empty of people. It was the sight of the island on fire at the end of the decade that decided George Ford, one of the earliest recorded settlers, to move from his settlement in Comox to Hornby Island. Fires made clearing land easier. Other settlers followed. In 1870 a whaling company moved its base of operations to Hornby Island, but in less than two years it went into liquidation and one hundred acres at Whaling Station Bay with wharf, sheds and other buildings were auctioned off.

The early settlers were able to choose land which was sheltered, amply provided with water, and having deep fertile soil. By the turn of the century Hornby had become a fairly prosperous farming community, although many who came to farm found the sale of logs from the clearing of land more profitable than the farming itself.

Hornby Island, like all islands, promised a dream. The Island challenged, dared, and offered an escape. Not everyone who came succeeded and even those who did succeed, often found their children seeking dreams elsewhere. By 1960 most land had changed hands several times. Families had come and gone. Some orchards were derelict and many fields were overgrown. The 150 people on the Island were made up of fishermen, subsistence farmers, resort owners, their children and one or two retired intellectuals. Towards the end of the sixties developers discovered the Island and three farms were turned into small lot residential subdivisions.

To avoid more indiscriminate carving up of the Island, a policy restricting subdivision to a ten-acre minimum lot size was introduced. This coincided with the arrival of the counter culture people, and the Island flowered with artists, craftsmen and academics seeking a more meaningful life. In

3

1974 the Islands Trust was formed to preserve and protect the Gulf Islands, which include Hornby Island, against inappropriate use and development.

Legislation does not ensure the spirit of a place. Hornby Island itself with its beauty, with its history deep into the past, its tranquility, its changing light and seasons, must be allowed to capture the hearts of those who dwell here. Hornby will endure although it has not always been an island and one day may not be again. It has traveled a long way and gone through many changes. It will be here long after the human population has gone. Every person who owns land holds it as a temporary tenant, in trust for future generations.

1.5 The Natural Setting

Terrestrial Ecosystems

Hornby Island is within an ecological region unique in Canada. The Coastal Douglas Fir (CDF) zone is one of the smallest biogeoclimatic zones in British Columbia, occurring only on the Gulf Islands, southeastern Vancouver Island and small portions of the Sunshine Coast and Fraser Delta. It is a region of exceptionally high biodiversity but also one that has been profoundly and adversely affected because of its accessibility for logging and suitability for settlement. Less than 1% of this ecosystem remains relatively undisturbed; 12% of provincial ecosystems are generally considered a minimal protection target to achieve ecological representation. Even if all the remaining remnants of old-growth forest can be preserved, areas of older second-growth forest must also be protected and allowed to recover to an old-growth state to ensure adequate representation of this forest type in the future.

The original Coastal Douglas-Fir forests had a relatively open canopy dominated by gigantic Douglas-Firs, which can live more than 750 years. About 100 species of other trees, shrubs, vines, herbs and mosses are indigenous to these forests.

On Hornby only about 104 hectares (260 acres) of relatively undisturbed stands of older forest have been identified. This is about 3.5% of the island's area. However, there are also at least 572 hectares (1330 acres) of older second-growth forest (19% of the Island). As these recovering forests reach about 80 years old, they start to develop a structure and composition that allows much of the natural biodiversity to become re-established. These areas can provide important connectivity, allowing the movement and dispersal of forest plant and animal species. Within the Coastal Douglas Fir zone, Garry Oak Woodlands cover about 0.6% of the landscape. They often occur on south-facing slopes where summer moisture is low and shallow soils are common.

These open woodland ecosystems support a very high biodiversity of plants. Less than 5% of the historic Garry oak woodlands remain and many of these are seriously degraded. The woodlands provide habitat for a variety of birds, rare moths and butterflies and the Northern Alligator Lizards. This ecosystem includes 93 species at risk.

On Hornby, the Garry oak ecosystem is near the northern extremity of its range. There are about 16 hectares (40 acres) of woodlands, the principal sites being west of Helliwell Park and above the Ford Cove Hill. There are many other smaller stands of Garry oaks.

Terrestrial herbaceous ecosystems (natural grasslands rich in wildflowers) are found in rocky, exposed areas near the shoreline and above coastal bluffs. Hornby has about 24 hectares (60 acres) of these sensitive ecosystems. They contain many rare and uncommon plants—and also

support other species, such as the endangered Taylor's Checkerspot Butterfly. However, they are very susceptible to disturbance and degradation because they occur in areas that attract residential development and recreation.

Indigenous human communities have been part of this area's ecosystems as they evolved through shifting climatic conditions since the last ice age. Settlement communities have brought change, not only through logging, development and recreational use but also by interrupting preexisting processes (such as periodic fire) and by introducing invasive non-native species that displace native vegetation. In the 1980s the non-indigenous Virginia opossum was introduced to Hornby and is likely having a significant impact upon the preexisting ecology of the Island.

Fresh Water

Because Hornby Island has a self-contained hydrological system; fresh water is a critical element of its natural setting. Wetlands are extremely productive ecosystems, supporting a large number of species. They are also holding areas for fresh water which can incrementally recharge surface and groundwater systems during the dry season. Hornby, in common with most of the Gulf Islands, has few wetlands. Many of these have already been drained or damaged as a result of logging, agriculture, road-building and landscaping.

Three of the largest wetlands are on the "bench" above Lambert Channel, near Ford Cove and north of Helliwell Park. There are also significant wetlands in the upland Crown land. The only sizable lake on Hornby was in the Strachan Valley; it was established in the 1990's by beaver activity resulting in a significant increase in biodiversity in the area and a more consistent year-round flow in Ford Creek. The dam has now been abandoned and surface water is categorized as a wetland. Surface drainage is generally through many small seasonal creeks. Only Beulah Creek and Ford Creek (both draining the eastern escarpment of Mount Geoffrey) are fish-bearing. Riparian areas, along the margins of streams, lakes and marshes, are very important in providing habitat for a variety of species and maintaining the productivity of fish-bearing streams. Many of these areas have been affected by logging, road-building and settlement.

Groundwater on Hornby is found in open fractures or breaks within the sedimentary rocks underlying the entire island. These openings occupy less than 1% of the rock volume and allow the water to move from one part of the island to another. About 20% of Hornby's annual precipitation of approximately 1,174 mm, which occurs principally in the fall and winter, infiltrates the subsurface to replenish the groundwater supply.

This is the only source of groundwater recharge. This recharge generally takes place on the higher areas of the island and in stream beds. Outflow is to wetlands, creeks and the ocean. Groundwater is the major source of potable water on the island. In 1989 it was reported that in the main residential areas the demand has reached more than 80% of the available water. Since then, the summer population of the island has expanded to several thousand people. Excessive draw down of aquifers in coastal areas can lead to saltwater intrusion or replacement by contaminated run-off. Over-development, inappropriate land use practices, inadequate waste treatment and improperly constructed or abandoned wells can all have an impact on the quantity and/or quality of groundwater. Most water, used or unused, eventually reaches the ocean and any contamination can negatively affect marine life.

The Marine Environment

The waters around Hornby are part of an internationally recognized Important Bird Area (IBA), designated because the area supports globally significant numbers of waterbirds in winter. The waters also support a high diversity of marine life including a variety of sponges, anemones, sea

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stars, nudibranchs crabs and fish. A unique feature of the marine ecology is the presence of six-gilled sharks, normally a deep-water dweller, at relatively shallow depths near Flora Islet.

The Hornby-Denman area is the site of the largest and most consistent herring spawn in British Columbia. This spawning is important to a variety of species, including Stellar and California sea lions (that spend the winter in these waters using rocks and islets to the south-east of Hornby as haul-outs), hundreds of bald eagles that congregate here each spring and the West Coast's largest concentration of Harlequin ducks.

Several species of groundfish are present, including quillback, copper, black, Puget Sound and yelloweye rockfish, lingcod, kelp greenling and cabezon. Rockfish and lingcod are now in serious decline throughout the Strait. There are areas of kelp-covered terrain and eel grass around Hornby that provide excellent habitat for juvenile rockfish. Salmon populations have declined significantly and whales, once fairly common, are now rarely seen.

Hornby has large inter-tidal areas which have a particularly rich ecology. The health of these areas is likely supported by the waters around Hornby being relatively pristine compared to other areas of the Strait, but the accessibility and development of Hornby's shoreline also make it vulnerable to disturbance.

Coastal areas of the island are important for the well-being of many species that are part of the marine ecosystem. Pelagic cormorants roost on rocky bluffs; bald eagles depend on large trees around the island for perching or nesting; herons require a suitable stand in which to establish a heronry; salmon spawn in Beulah Creek; river otters use much of the coastline; Harlequin ducks and other sea birds are susceptible to disturbance from on-shore activity. Pollution originating on land (including from septic seepage) can contaminate bivalve shellfish. Thus there is a strong connectivity between the terrestrial environment and the marine environment of Hornby.

The natural setting of Hornby Island is rich, varied and of provincial importance. Despite heavy impacts from human use over the past century or so, a significant representation of natural ecosystems remains intact, though at risk from development and recreation pressures. The island's year-round population seems to have stabilized but, if Hornby continues to be a popular location for tourists and seasonal residents, protecting these remaining ecosystems—and restoring those already degraded—will be a crucial challenge.

1.6 Socio-economics of Hornby Island

A permanent population of 958 persons in 2011 represents a population decrease of 10.8% since 2001. The population is generally aging with a median age of 58 years. The population is characterized by lower than average incomes and higher than average education. If trends continue, the challenges of ensuring housing affordability and safety, mobility and security will increase and efforts to provide for supportive services will be of concern.

The economy follows a seasonal cycle and is highly dependent on a population of visitors that is estimated to quadruple the island population in summer months. There are an estimated 100 businesses on Hornby Island, of which about 80% operate as home based businesses. Tourism is the major economic driver manifested in the range of accommodations, services, arts and crafts, performing arts and alternative health experiences that are available. There has been a long history of homeowners renting their homes to others for short periods of time (vacation home rentals) as a means of creating an income or to offset some home ownership costs. This activity has made a significant contribution to the island's economy. The construction industry, some

public service positions and an increasing number of caregivers rounds out an integrated economy.

The Hornby Island Community Profile (March 2010) provides more detailed information.

1.7 Principles

The principles behind the development of this Plan are based on the mandate of the Islands Trust Act, "to preserve and protect, the trust area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally, in cooperation with municipalities, regional districts, improvement districts, other persons and organizations and the government of British Columbia."

Based on that mandate, the objectives of the Hornby Island Community Plan are somewhat complex and focus on two main priorities. A first priority is to provide a balance between preservation of the natural environment and development associated with human settlement and economic activity. A second priority is to preserve the unique personality of the community while providing for its needs and those of its visitors in a manner and at scale that does not overburden the limited resources of the Island or its residents.

This Plan helps ensure that decisions related to the use of land on Hornby Island will not be made on the basis of expediency but rather will be based on the features of the natural environment and their inherent capacity to support a particular use or development. In addition, this Plan helps ensure that any proposed change in land use will be evaluated in terms of its impact on the social environment of the whole Island and on the associated needs of future generations.

Hornby Island offers unusual scenic beauty, sandy beaches, interesting geologic formations, clean air, a gentle climate and a community that has a rural lifestyle. The relative isolation of the Island has contributed to the self-sufficient character of the community. However, the increasing urban density of the lower mainland and eastern Vancouver Island makes the Island attractive to thousands of visitors whose demand for use of the Island threatens the very qualities that make the Island special.

It is recognized that human settlement on Hornby Island is constrained by the Island's size and its limited supply of fresh water. The fragility of its natural environment constitutes another less obvious and less widely understood constraint to development and use by visitors. Hornby Island offers many outstanding natural and historic features valued today by residents and visitors alike. If these features are to be enjoyed tomorrow, they must be protected today. It is only through community concern and understanding along with a sense of stewardship and responsibility that the Island will be effectively protected and preserved. This Plan presents a well-defined community consensus about what is valued and should be protected and it is hoped that the Plan will influence governing agencies to respect the policies of the Plan.

These general objectives express the basic values held by the people of Hornby Island:

1. To ensure that all human activities on the island respect the natural environment and preserve the fragile ecosystems.
2. To ensure the quality and quantity of the groundwater is not compromised through human activities.

3. To maintain a rural community that is safe, creative, self reliant and diverse.
4. To develop and support the Official Community Plan to guide the actions and decisions of residents, visitors and all levels of government with respect to Hornby Island.

From these general values, the Official Community Plan gives detailed objectives and policies to ensure that changes are suitable in the long term and have broad community support.

Since the original preparation of this Plan the Hornby community has also developed a collective vision titled the "*Ideal Hornby Island in the year 2020*" that is contained in the *Hornby Island Community Profile*. (listed in Schedule G). This statement of vision transcends land use planning and encompasses the broader vision of a community that is invaluable as a reference as decisions are made. The community vision statements can provide a useful reference in amplifying the meaning behind the principles, objectives and policies of this plan.

SECTION II—PRIMARY OBJECTIVES AND POLICIES

2.1 Broad Community Objectives

The following statements of general objectives express the values that are significant to the people of Hornby Island and together with the specific objectives listed in each topic area sets the direction to be followed when interpreting and implementing the policy statements.

To promote the conservation, preservation or restoration of:

- a) areas of natural, scenic, historical, archaeological or scientific value,
- b) watershed and groundwater recharge areas,
- c) public land and parks,
- d) areas of significant vegetation, the forests, the wildlife and their habitat,
- e) land with agricultural potential,
- f) shoreline, foreshore and the Island's surrounding marine ecosystem, and
- g) water courses and riparian areas.

To ensure all human activities are carried out in a manner that is sensitive to the protection of fresh water resources and to the fragility and interaction of natural ecosystems, are compatible with activities of surrounding neighbours, and are in keeping with the rural scale of land use on the Island.

To minimize pollution of air and water.

To limit or reduce present and future stresses upon natural and community resources, particularly those generated by increasing seasonal uses.

To encourage a self-reliant rural community based on agriculture, low impact businesses and home occupations that are sustainable and non-polluting.

To ensure changes, growth and development are gradual and support the sustainability of the community.

To maintain the community's sense of unity and to promote a residential development pattern consistent with the rural character of the Island.

To encourage residents and visitors to take an active role in the preservation of natural and social values on the Island.

To encourage consultation with and participation of the public in local government decisions and in the management of Provincial resources by appropriate agencies.

To protect through sound long-range planning policies and strategies, the agricultural potential of lands, foreshore and intertidal areas, forested areas and groundwater recharge areas.

To support community awareness and participation in achieving lifestyles and buildings which ensure energy efficiency.

To preserve the rural character of the Island.

2.2 Objectives and Policies for All Land Use

Background:

The importance of preserving the sensitive ecosystems of the Island and the need to protect the groundwater resource were recurrent themes during the public review of the Community Plan.

Sensitive Ecosystems and Biodiversity

Hornby Island is located within the Coastal Douglas-fir biogeoclimatic zone, which is a relatively rare zone within British Columbia, occupying only 0.25% of the province. Sensitive ecosystems are considered sensitive because of their rarity and their fragility to disturbance. The protection of sensitive ecosystems is important to maintain biodiversity. Hornby Island has 573.7 hectares of sensitive ecosystems covering 19.2% of the island. However, the island has the second highest percentage of land in the Trust Area (29%) converted to human use. Garry oak woodlands, herbaceous areas, mature forest stands, cliffs and wetlands provide habitat for a variety of plants and animals, including about a dozen species at risk.

The Islands Trust has used various types of ecosystem mapping for planning and conservation purposes since its inception. Early sources of information were compiled from various studies while more recent efforts focused on development of ecosystem mapping products. The most recent mapping included:

ITEM – Islands Trust Ecosystem Mapping – This mapping was captured from 2000 and 2002 digital orthophotos. There was no groundtruthing and ecosystem features were representative of a bird's eye view of the landscape.

SEI – Sensitive Ecosystem Inventory – This was a joint initiative between the Federal and Provincial Governments to map rare and fragile ecosystems. Information was derived from aerial photos produced in the early 1990s, supported by selective field checking. An audit, done in 2004 using 2002 orthophotos, outlined the loss of sensitive ecosystems that had occurred in the 10 year time span.

SEM- Hornby Island Sensitive Ecosystem Mapping, 2010 - This is the latest initiative and is based upon 2001 aerial photography and recent selective groundtruthing. It is similar to SEI mapping and is based upon Terrestrial Ecosystem Mapping (TEM). It identifies areas which are fragile and/or rare because of diversity of species they support. They are deemed sensitive as they are easily impacted by human activities. The inventory includes old forest, woodland, herbaceous, wetland, cliff, freshwater as sensitive ecosystems; mature forest as a rare ecosystem and young forest, seasonally flooded agricultural fields and non-sensitive areas as other mapped ecosystems. Mapping of mature forest ecosystems, freshwater and wet forest ecosystems and dry soil ecosystems has also been developed based upon the sensitive ecosystem mapping to facilitate analysis.

Other ecosystem resources are listed in Schedule G – List of Community References.

About 25% of Hornby Island is preserved by provincial and regional parks and another 9% is Crown land managed to protect groundwater recharge. The remaining 66% of the island is divided between Agricultural Land Reserve (28%), large lot residential (30%) and small lot residential, commercial activity and community service use (8%).

Achieving sustainable biodiversity throughout the island will require stewardship on the part of landowners based upon having knowledge of the ecosystems and understanding of their importance. Land Use regulations and the establishment of Development Permit Areas can play a role in protecting key features.

Groundwater

Groundwater is the primary source of potable water supply on Hornby Island. Studies (refer to Schedule G for a list of these studies) have identified the importance of protecting the groundwater supply, ensuring that catchment areas are protected to provide for effective groundwater recharge, that groundwater is not contaminated from development and that the rate and use of groundwater does not exceed the rate of replenishment both in localized areas of the island and for the island in general. Effective planning and land use management are identified as some of the most effective means to address groundwater management.

Over-riding Land Use Objectives:

The objectives that apply to all sections of this Plan are:

- (1) to preserve the natural ecosystems and biodiversity of the Island, and
- (2) to protect the groundwater resource.

Over-riding Land Use Policies:

Policies 2.2.1 and 2.2.2 apply to all sections of this Plan.

2.2.1 In order to preserve the natural ecosystems and biodiversity of the Island the following should be addressed: a) wherever possible through zoning and land use regulations and where appropriate through Development Permit Areas; b) when considering applications for permits, rezoning and subdivision; and c) through information and advocacy directed to residents, property owners and agencies with jurisdiction on Hornby Island:

- i) protecting identified sensitive ecosystems and important habitat from the adverse effects of development;
- ii) conserving relatively undisturbed natural areas;
- iii) retaining areas of native vegetation on each property wherever possible, especially along lot lines;
- iv) managing undeveloped public land so as to maintain or restore natural biodiversity and ecological integrity;
- v) securing connectivity between natural areas whenever the opportunity arises;
- vi) sustaining the forested areas of the island through timber harvesting practices that retain tree cover and forest ecosystems; and
- vii) preventing the spread of invasive species.

2.2.2 In order to protect the groundwater resource of the Island, the following should be addressed: a) wherever possible through zoning and land use regulations and where appropriate through Development Permit Areas; b) when considering applications for permits, re-zoning and sub-division; and c) through information and advocacy directed to residents, property owners and agencies with jurisdiction on Hornby Island:

- i) maintaining the recharge of the groundwater resource in identified recharge areas by restricting extensive logging, modification of natural drainage features, residential, commercial and industrial developments, extensive road

- development, excavation, quarrying and soil removal, ditching and drainage works;
- ii) maintaining the quality of the groundwater resource by preventing contamination from: sewage and used water, concentrated animal feeding operations, intensive fertilizer or pesticide application, improper use or storage of toxic chemicals, improper waste disposal, such as burning and open dumps, inadequate protection of wells, inadequate sealing of abandoned wells, over-pumping of groundwater in areas where salt-water intrusion is likely to occur;
 - iii) maintaining the quantity of the groundwater resource by: limiting new development and land uses that will put an additional demand upon the groundwater resource in areas where availability is already a problem, using rainwater catchment and storage systems wherever possible in new and existing developments, establishing water conservation measures and practices; and
 - iv) supporting the implementation of a groundwater protection plan, including innovative and remedial programs.

SECTION III—OBJECTIVES AND POLICIES FOR PROTECTION OF THE ENVIRONMENT

3.1 Environmental Stewardship

Background:

The Hornby Island Trust Committee recognizes the need to protect the environment and finite resources of an isolated and fragile ecosystem from polluting activities in surrounding areas as well as those taking place on the island. Additional pressures are placed on the local natural systems by the influx of visitors in the summer months.

Hornby Island residents are generally aware of the need for personal diligence in minimizing the impact of human activities on environmental systems. The community is always seeking ways to encourage visitors to the Island and senior levels government with jurisdiction over resources on the Island to adopt the same commitment. There are currently no active mineral claims on the Island and any future development of metal or coal mines on the Island is inappropriate. The community encourages water conservation through water storage, catchment and water recycling.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to encourage senior governments to preserve and protect the environment;
- (2) to inform residents and visitors of actions necessary to protect the island's ecosystems, freshwater resources, and preserve native biological diversity; and
- (3) to ensure that permitted land uses do not threaten the sensitive environment of the Island and its native biological diversity.

Advocacy Policies:

- 3.1.1 A moratorium on oil and gas exploration in the Trust area is supported.
- 3.1.2 The Ministry of Energy, Mines and Petroleum Resources is requested to establish a reserve on the entire Island against exploration for mineral or petroleum resources.
- 3.1.3 The Local Trust Committee should encourage measures to reduce the risk of pollution from transporting dangerous materials by air, sea or land on or near the Island.
- 3.1.4 The Ministry of Transportation and Infrastructure and utility corporations are requested to replace the application of pesticides and herbicides on road allowances or other transmission routes with non-polluting practices such as manual trimming.
- 3.1.5 The hydro-electric utility company is requested to consult with the Local Trust Committee on any field operations involving the application of chemicals (such as remedial woodpole treatment programs).
- 3.1.6 The Comox Valley Regional District is requested to consider affordable and effective measures that will address the problem of uncontrolled dogs on Hornby Island.

- 3.1.7 The Comox Valley Regional District is requested to continue to maintain and enforce the following;
- a) an effective noise bylaw to address noise disturbance originating from sound systems, musical instruments, barking dogs and other sources;
 - b) an effective unsightly premise bylaw; and
 - c) the “dark skies” in rural areas lighting standards.
- 3.1.8 All government and non-government agencies and private businesses involved in providing services for the resident and visiting public are requested to provide adequate toilet facilities and waste recycling containers for their clients and to make information available on water conservation.
- 3.1.9 Tourism-related businesses, real estate agents and other organizations that provide information to visitors or potential owners of island property are requested to include information on the legislated “preserve and protect” mandate of the Islands Trust and the objectives and policies of the Official Community Plan to protect the island's ecosystems and freshwater supply and to preserve native biological diversity.
- 3.1.10 All owners and land users are encouraged to comply with the “Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia” of the Ministry of Environment and with the regulations of the Vancouver Island Health Authority, and the Fire Marshall.
- 3.1.11 Efforts to control the spread of invasive exotic plant species (such as Scotch broom, holly, ivy, daphne and Himalayan blackberry) and to eradicate them from environmentally sensitive areas to enable their replacement with native species are encouraged.
- 3.1.12 Programs to control the population of opossums are supported.
- 3.1.13 The use of toxic herbicides and pesticides and heavy applications of fertilizers on lawns and gardens is strongly discouraged.
- 3.1.14 The dissemination of information about the risks of introducing invasive non-native species and pathogenic organisms harmful to indigenous species resulting from bringing biological material (including soil, bark mulch and firewood) onto the Island is supported and efforts to increase sustainable island self-sufficiency with respect to the provision of firewood and other biological material are encouraged.

3.2 Environmentally Sensitive Areas

Background:

Hornby Island has a diverse and fragile ecology with many significant natural features. The climate and soil conditions combine to allow diverse wildflower colonies, bird habitats, and Garry oak groves. The naturally eroded sandstone and conglomerate bluffs along much of the shoreline provide habitat for birds, wildflowers and rare plant species.

The Sensitive Ecosystem Mapping (SEM) completed by the Islands Trust in 2010 provides the most complete and up to date inventory of information on terrestrial based ecosystems. This mapping together with an updated Islands Trust Regional Conservation Plan will assist the Local Trust Committee in its decision making and in the development of land use, subdivision and development permit regulations as such programs develop.

Copies of the Sensitive Ecosystem Mapping (SEM) and the Regional Conservation Plan are available on the Islands Trust website (www.islandstrust.bc.ca) and the SEM map will be readily available electronically and in hard copy. The map will not be an official schedule to this Plan so that it can be readily updated without requiring formal amendment to this Plan.

The Islands Trust Regional Conservation Plan identified the following Sensitive Ecosystems and their distribution on Hornby Island:

Sensitive Ecosystems (August, 2010):

Sensitive Ecosystem	Area (ha)	Portion of Local Trust Area (%)
Cliff	26.6	0.9
Freshwater	1.2	<0.1
Herbaceous	47.5	1.6
Mature Forest	179.6	6.0
Old Forest	0	0
Riparian	0	0
Woodland	62.8	2.1
Wetland	256.1	8.6
TOTAL	573.7	19.2

Protected areas identified in the Regional Conservation Plan were listed as follows:

Protected Areas Distribution (November, 2010):

Type of Protected Area	Area (hectares)	Area as % of Local Trust Area
Conservation Covenant (Conservancy held)	3.9	0.1
Ecological Reserve	0	0
Nature Reserve	0	0
Park – Municipal	0	0
Park – Community	6.7	0.2
Park – Provincial	333.9	11.2
Park – Regional	335.6	11.2
TOTAL	680.1	22.7

Other noted features identified in the Regional Conservation Plan include:

“At Risk Species (September, 2010):

The B.C. Conservation Data Centre has recorded sightings of Coastal wood fern (blue listed), Western Screech-Owl, *kennicottii* subspecies (blue listed), Coast microseris (red listed), Propertius Duskywing (blue listed), White-top aster (blue listed), Macoun's meadow-foam (red listed), Nuttall's quillwort (blue listed), Fragrant popcornflower (red listed), Peregrine Falcon, *anatum* subspecies (red listed), White-top aster (red listed) and Great Blue Heron, *fannini* subspecies (blue listed) in the Hornby Island Local Trust Area. There may be additional species at risk in the Hornby Island Local Trust Area that are not recorded with the B.C. Conservation Data Centre or whose locations are considered confidential information.

Forested Ecosystems (August, 2010):

The Hornby Island Local Trust Area is located in the Coastal Douglas-fir Zone. No Old Forest ecosystems were found in the 2008 Terrestrial Ecosystem Mapping (TEM) of the local trust area used for this report, however, 2001 TEM of Helliwell Provincial Park does indicate some small old growth patches. The mapping for Helliwell Park is currently being reviewed and will be updated accordingly. The breakdown of forests by age class is as follows (note: this includes woodland sensitive ecosystems, so percentages will vary from the sensitive ecosystems section above):

Forest Type	AREA (ha)	AREA (%)
Pole/Sapling Forest (<40 yrs)	366.65	7.3%
Young Forest(40-80 yrs)	1506.72	29.8%
Mature Forest (80-250 yrs)	255.62	5.1%

N.B. See note above regarding Old Forest (>250 yrs).

Marine Ecosystems (September, 2010):

Hornby Island Local Trust Area has two submerged provincial marine parks and two Rock Fish Conservation Areas in its local trust area waters.

Type of Marine Protection	Name of Area	Area (hectares)
Provincial Park	Helliwell	2,736.6
	Tribune Bay	27.0
Rock Fish Conservation Area	Savoie Rocks – Maude Reef	174.4
	Ajax/Achilles Bank	1,622.5
TOTAL		4,560.4

Modified Ecosystems (August, 2010):

Type of Modification	Area (ha)	Portion of Local Trust Area (%)
Cultivated Field	287.6	9.6
Rural	421.7	14.1
Urban	51.0	1.7
Road	106.8	3.6
TOTAL	867.1	29.0

Threats to Ecosystems:

The threats to biodiversity found in the Islands Trust Area are described in the Islands Trust Fund Regional Conservation Plan. These threats are pertinent to the Hornby Island Local Trust Area. In particular, the Hornby Island Local Trust Area may be vulnerable to degradation of natural

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ecosystems from existing agricultural and residential lands if landowners are not sensitive to the impacts of their land use on the surrounding landscape. Education about ecologically friendly agricultural practices and residential land uses may be beneficial within this local trust area. Biological threats to the Garry oak ecosystem also include conifer encroachment. Local organizations should be consulted prior to initiating education programs to avoid duplication of efforts.”

A Nature Conservancy of Canada Study of the Islands Trust area, completed in 1995, classified about three quarters of the shoreline and associated beaches as containing moderate to high natural feature value for wildlife, marine and aesthetic features.

Other inventories, fieldwork carried out by biologists and local knowledge have identified the following habitat areas and features (shown in Schedule D2):

- a) Important Terrestrial Habitat:
 - i) cormorant nesting area on the bluffs of Helliwell Park,
 - ii) heron rookery at Tralee Point and other current or potential heron nesting areas,
 - iii) eagle, osprey and peregrine falcon nesting locations,
 - iv) large older firs providing eagle habitat, particularly along the coastline and the inland bluffs,
 - v) old growth trees and large snags (providing habitat for a variety of species) throughout the island,
 - vi) wetlands and ponds throughout the island providing important habitat,
 - vii) Beluah Creek (salmon habitat), its riparian corridor and feeder creeks,
 - viii) Ford Cove Creek (fish bearing), its riparian corridor and feeder creeks,
 - ix) meadows in the south western part of Helliwell Park providing habitat for the only extant colony of Taylor's Checkerspot butterfly, and
 - x) buildings providing established habitat for Townsends big-eared bat;
- b) Important Marine Habitat:
 - i) shoreline near Saint John's Point/Whaling Station Bay and other areas where Harlequin ducks gather during their flightless phase,
 - ii) saltwater marsh north of Texada Road providing valuable waterfowl habitat,
 - iii) Norris Rocks and rocks near Flora Islet where sea lions haul out,
 - iv) islets and rocks around the Island where sea birds nest or gather,
 - v) Whaling Station Bay and other bays around the Island providing waterfowl habitat,
 - vi) the area of the underwater wall by Flora islet providing habitat for many marine species and frequented by six-gilled sharks,
 - vii) the area surrounding Norris Rocks and Heron Rocks providing habitat for juvenile rock fish and other species, and
 - viii) areas of marine vegetation important for herring spawning.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure maximum protection of areas with ecological, natural, aesthetic or heritage value;
- (2) to ensure protection of sources of fresh water and groundwater recharge areas;
- (3) to allow for public access to such areas only when there is no danger of damage to sensitive features or ecosystems; and
- (4) to maintain native biodiversity and connectivity of the natural habitat areas.

Policies:

- 3.2.1 Notwithstanding policies contained elsewhere in this Plan where they apply to land identified here, this section takes precedence.
- 3.2.2 Where areas are designated as environmentally sensitive on Sensitive Ecosystem Maps or on Schedule D2, the sensitive area may be protected by covenants at time of rezoning, subdivision or other change in land status in favour of an appropriate third party such as the Islands Trust Fund, or other organizations with the capacity to hold and monitor effective conservation covenants.
- 3.2.3 In areas of known water collection and aquifer recharge, natural drainage patterns should be retained, and any removal of forest cover or other physical changes should be conducted so as to preserve the ability of the ground to retain water to recharge the aquifers, and may be regulated by Development Permit.
- 3.2.4 Development should be prohibited or restricted in areas identified by a hydrogeological study as being vulnerable with respect to water catchment, recharge or storage functions.
- 3.2.5 Any development in areas with sensitive ecosystems or important habitat may be regulated by Development Permit to protect the identified features, including establishing buffer areas in accordance with Sensitive Ecosystem Inventory recommendations or Environmental Guidelines for Development.
- 3.2.6 Development along coastal areas adjacent to foreshore with significant marine values (such as shellfish resources or migratory bird habitat) may be regulated by Development Permit.
- 3.2.7 Fish-bearing streams, their riparian areas, tributary creeks and wetlands feeding them should be protected and enhanced in accordance with the Provincial *Fish Protection Act* through regulations and through supporting enhancement programs.
- 3.2.8 Connectivity of relatively undisturbed natural areas should be maintained wherever possible including between the shore and the interior forested uplands.

Advocacy Policies

- 3.2.9 Where significant ecological, natural or historical areas or significant habitat areas are located on Crown land, the Ministry of Sustainable Resource Management and the Ministry of Environment are requested to secure these areas in protective reserves, Parks or through transfer to the Islands Trust Fund, and to keep them in the public domain with access appropriate to the level of sensitivity.

- 3.2.10 Voluntary covenants or easements to protect natural features and the donation or sale of sensitive areas to a conservation land trust such as the Islands Trust Fund are encouraged.
- 3.2.11 Voluntary stewardship programs that provide information, support and recognition to landowners with respect to protecting natural areas on private land are encouraged.
- 3.2.12 Educational efforts to protect coastal rock formations and other natural features from disturbance are supported.

Policies relating to protection of the marine environment are included in subsection 3.6 Marine Conservation.

3.3 Parks and Protected Areas

Background:

The natural features of the Island provide many opportunities for recreational use by members of the local community and visitors. A large area of Crown land and a system of traditional trails through private land have provided access to forest areas and scenic viewpoints. In addition, the public has access to three Provincial Parks and two Regional Nature Parks. There are also four small community parks; four water accesses managed by the Comox Valley Regional District as neighbourhood parks and a number of other water accesses and unused road dedications under the jurisdiction of the Ministry of Transportation and Infrastructure that provide public open space and/or contribute to the trail system. The K'omoks Agreement in Principle, signed by the governments of Canada, British Columbia and K'omoks First Nation in March 2012, states that a new protected area (the present vacant Crown land on Mount Geoffrey) will be established on Hornby Island and named by K'omoks.

Hornby Island's Provincial and Regional Nature Parks provide recreational opportunities in the context of preserving ecological values. These parks are all located where there are high natural values and together contain a representative cross-section of the Island's ecological systems thereby offering valuable educational potential. Apart from Tribune Bay Outdoor Education Centre, none of the parks are developed for artificial use, reflecting a long-standing community interest in seeing minimal disturbance in these areas.

Hornby Island's Provincial Parks are Helliwell, established in 1966, Tribune Bay, established in 1978 and Mount Geoffrey Escarpment, established in 2004. There is evidence of traditional use of the Helliwell Park area by First Nations. All of the parks are designated "Class A" Parks under the *Park Act*. Helliwell Park contains a 69-hectare (173-acre) terrestrial component on the peninsula culminating in St. John's Point and a 2803-hectare (7008-acre) marine component. Most of the terrestrial area is heavily forested; grasslands extend inland from the shore-line, which mostly consists of rocky bluffs.

The "Sensitive Ecosystem Inventory: East Vancouver Island and Gulf Islands, 1993 - 1997" records the following sensitive ecosystems within Helliwell Park: Terrestrial herbaceous, Woodland, Wetland, Older Forest, as well as areas of Second Growth Forest with general biodiversity values. Flora Islet is almost entirely covered with a sensitive terrestrial herbaceous ecosystem. Threatened vascular plants (red and blue listed by the BC Conservation Data Centre) have been recorded within the Park. The cliffs provide important nesting habitat for cormorants. Norris Rocks and the rocks adjacent to Flora Islet are important haul-outs for large numbers of Stellar and California sea lions resident during the winter. A significant population of Harlequin ducks is present in the inshore areas.

The underwater component of Helliwell Park provides habitat for a rich variety of marine species. The main feature is the rock wall adjacent to Flora Islet near where six gilled sharks are regularly observed at unusually shallow depths. The primary attractions of the terrestrial component of Helliwell Park are the spectacular bluffs topped by open meadow areas, the older forest (including particularly large examples of Douglas-Fir and arbutus) and the opportunities to observe wildlife and flowers in bloom. The primary attractions of the marine component are recreational diving to view the rich underwater ecosystem, kayaking and traditional sports fishing areas. There are commercial fisheries in and/or immediately adjacent to the Park area.

The fragility of the Park's ecosystems together with its popularity for recreation poses challenging conservation and management problems. In 1999 a Conservation Stewardship Agreement was established between BC Parks and Conservancy Hornby Island to enable local involvement in practical and educational conservation measures. In 2000, BC Parks initiated the Helliwell Ecosystem-based Planning Project.

Tribune Bay Park covers 96 hectares (240 acres), of which 23 hectares (58 acres) are foreshore of Big Tribune Bay. The Park's vegetation consists of about 70% second-growth forest and about 30% grassland resulting from former cultivation. The broad white sand beach, backed by the open meadow area, is the primary attraction of the Park. The Tribune Bay Outdoor Education Centre operates under a Park Use Permit in the north-east corner of the Park and provides educational programs to youth, mostly school groups. Infrastructure includes the old lodge, other buildings, a climbing wall and a high ropes course. A tennis court is also located in this area. A pilot constructed wetland providing alternative waste treatment has been established at the Centre.

The Mount Geoffrey Escarpment Park covers 187 hectares (462 acres) and offers both historic values associated with the Leaf House and the Ford Family farmstead and together with the Mount Geoffrey Regional Nature Park, covers approximately 25% of the island containing coastal bluffs, forested benches, wetland, and rugged shoreline.

The Mount Geoffrey Regional Nature Park was established by the Comox Valley Regional District on 303 hectares (758 acres) of what was formerly vacant Crown land. It includes the upper and western part of the Mount Geoffrey escarpment as well as lower land below and to the west of the escarpment. Within the Park are sensitive ecosystems - Older Forest (below the escarpment) and Sparsely Vegetated long the edge of the escarpment) - which have been identified in the "Sensitive Ecosystem Inventory: East Vancouver Island and Gulf Islands, 1993 - 1997". Most of the park's vegetation is second growth forest. The escarpment of Mount Geoffrey is an important part of the Island's groundwater recharge area.

The main attractions of the Park are the spectacular viewing opportunities from the edge of the Mount Geoffrey escarpment, the well-developed trail systems for hiking and mountain-biking and the older (and moister) forest ecosystem below the escarpment. The Comox Valley Regional District has adopted a Management Plan, developed with much community involvement; management is carried out through a contract with the Hornby Island Residents' and Ratepayers' Association.

Small Regional Parks exist near Tralee Point, near the top of Mount Road, at the end of Arthurs Road and adjacent to Helliwell Park. There are about 30 water access parcels under the Ministry of Transportation and Infrastructure jurisdiction and six or more other unused road dedications that are or could be utilized as trails or retained as undeveloped green space.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure that parks remain in an essentially natural state and that the bio-diversity, sensitive ecosystems and wild life habitat are preserved;

- (2) to allow for recreational and educational opportunities for visitors and residents that are managed and monitored to ensure minimal environmental degradation and to fully protect fragile areas;
- (3) to encourage a system of walking, bicycling and horseback trails, with minimal development, through forested areas, to and from parks and across and around the island; and
- (4) to encourage community and neighbourhood involvement in the planning and stewardship of parks.

Policies:

- 3.3.1 At the time of subdivision and if park dedication is required under the *Local Government Act*, the Local Trust Committee preference should be for park dedication, not cash-in-lieu. This could take the form of trails, easements or parkland.
- 3.3.2 The following areas are suitable for acquisition, dedication, and preservation and are identified as candidates for parks or protected areas:
 - a) land that is shown on Schedule B as park, groundwater or ecological reserve for existing areas;
 - b) land that contributes to a community trail network that connects residential areas, commercial areas, the community hall and school area, parks, beaches and ferry terminals;
 - c) land that is designated as Environmentally Sensitive Areas, as shown on Sensitive Ecosystem Maps and Schedule D2;
 - d) land that provides access to the ocean;
 - e) land that provides low impact recreational opportunities for the community and visitors;
 - f) areas of undeveloped lands;
 - g) land contiguous with existing parks and protected or undeveloped areas, particularly where it may provide a buffer for an ecologically sensitive site;
 - h) designated water accesses as parkland; and
 - i) land that provides habitat connectivity.
- 3.3.3 The Local Trust Committee, when considering applications for zoning amendment or subdivision, should pursue any opportunities to secure protected areas, parkland or trails through dedication, easement, covenant or donation.
- 3.3.4 The subdivision, donation or sale of a parcel of land (or interest in land) for park, trail or conservation purposes may be considered a community amenity. Amenity Zoning and Density Transfer provisions may be established by the Local Trust Committee on a site specific basis and upon application.
- 3.3.5 Park and preservation uses should be permitted in all land use designations and may be zoned to specify the type of park or protected area.
- 3.3.6 Setbacks on properties adjacent to parks should be established by regulation to protect the visual amenity of parks.
- 3.3.7 Park land dedication, public accesses to and along foreshore and rights of ways should be maintained for public use, and remain free of encroachments.

- 3.3.8 The Local Trust Committee may consider amenity zoning of properties adjacent to existing parks to allow subdivision if the applicant is proposing an addition of part of the lot to the adjacent park.

Advocacy Policies

- 3.3.9 Owners of properties on which there are established public trails and appropriate organizations are encouraged to work together to achieve the long term protection of the trails through covenants or other means.
- 3.3.10 The Ministry of Environment is requested to:
- a) maintain the natural values and not permit development, other than those required for public health and education in Helliwell and Tribune Bay Provincial Parks;
 - b) continue to regularly consult with the community's parks committee and/or the Local Trust Committee on matters relating to the management and infrastructure of the parks on Hornby in particular to address community, conservation, aesthetics and safety concerns;
 - c) involve the community in stewardship programs with respect to the parks;
 - d) prohibit camping uses in the Parks except those associated with the Outdoor Education Centre at Tribune Bay Park; and
 - e) implement ecosystem-based management plans for Helliwell, Tribune Bay and Mount Geoffrey Escarpment Provincial Parks.
- 3.3.11 The Comox Valley Regional District is requested to:
- a) continue to manage Mount Geoffrey Regional Nature Park as an undeveloped Park, for low-impact, nature-oriented uses, with only those minimal facilities necessary for public health and safety. The Master Plan for this Nature Park should continue to emphasize protection of ecosystems, retention of vegetation, and protection of fragile areas and existing water sources;
 - b) continue active community involvement in the planning, stewardship and management of parks and other undeveloped parcels under its jurisdiction on Hornby; and
 - c) investigate and report on options for acquiring tenure of the adjoining vacant Crown land including management of this parcel as an addition to either the existing provincial or regional park.
- 3.3.12 The Ministry of Transportation and Infrastructure is requested to:
- a) work with the Local Trust Committee to develop a plan for all water accesses, unopened road allowances and other such properties under the Ministry's jurisdiction on Hornby Island;
 - b) support tenure by Comox Valley Regional District of those parcels that the community and the Comox Valley Regional District consider appropriate for management as parks;
 - c) establish a stewardship arrangement with an appropriate community organization, or organizations, to act as stewards for the remaining properties once a plan has been developed for them; and
 - d) maintain the unopened road allowances in their natural state, prevent unpermitted alienation by adjacent land owners and discourage overnight camping by means of signage.

- 3.3.13 Motorized vehicles should not be allowed outside designated parking areas in any park, or on unopened road allowances, except for park service vehicles and emergency vehicles.
- 3.3.14 The Ministry of Environment is requested to work with the Canadian Coastguard to develop measures to ensure that motorized vessels are excluded from that part of Tribune Bay that is within the Provincial Park.
- 3.3.15 The Ministry of Environment and the Department of Fisheries and Oceans Canada are requested to introduce regulations and other measures to fully protect marine species and habitat in the marine component of Helliwell Park.
- 3.3.16 Agencies with jurisdiction over parks are supported in restricting or controlling access to areas in parks where this is required for the protection or restoration of sensitive ecosystems and habitats.
- 3.3.17 Community organizations and land owners are encouraged to work together using available tools such as covenants and easements to secure and extend the existing network of trails according to the Parks and Trails plan.
- 3.3.18 Owners of land located adjacent to established parks are encouraged to dedicate land or to provide trail easements to add to the park amenity.
- 3.3.19 Where a park contains public well, parks authorities are requested to maintain the well and to post water quality analysis information.

3.4 Groundwater Protection-Sustainable Ecosystem Management Area (Mount Geoffrey Area)

Background:

This forested upland area at the centre of the Island has been identified by BC Environment as an important natural groundwater storage and catchment area providing groundwater recharge to wells in highly settled lowland areas. "A Preliminary Groundwater Assessment of a Crown Land Parcel on Hornby Island" (1994) carried out by BC Environment recommends that this land should be protected as a community watershed area to ensure preservation of the quantity and quality of groundwater on Hornby Island. In 1994, the Water Management Division established a Notation of Interest over this parcel to record its interest in the area due to its importance for protection of the groundwater resource.

The Final Report of the Hornby Island Groundwater Pilot Project (1994) recorded inter-agency agreement that "the Crown land parcel be considered a watershed reserve" and stated that "once more detail and definition of the groundwater catchment area becomes available, and a suitable legislative vehicle is found which can provide for protection of the land to ensure unchanged water quality and quantity, then another tenure can be considered by the community and agencies involved."

As immediate protection, The Water Management Division established a Notation of Interest (1994) over this parcel. A recommendation of "Water Stewardship and Wastewater Management on Hornby Island (2000)", a report prepared by Royal Roads University, includes the recommendation to "pursue legal protection of the crown lands as a groundwater recharge area".

The forest cover has been subject to severe unnatural disturbance through logging and fire from the latter part of the 19th century until the mid 20th century. The forest (classified as Coastal Douglas -Fir Moist Maritime) is now in various stages of recovery but contains scattered veteran Douglas-Firs and cedars. The "Hornby Island Sensitive Ecosystem Mapping (2010)" records areas of "old forest" - forest ecosystems with an average age of 250 years or greater and "mature forest" - forest ecosystems with an average age of 80 years or greater within this parcel. (Older Coastal Douglas-fir forests in the region now account for only 4% of the area they occupied 150 years ago).

A report by Triton Environmental Consultants entitled "*Ecological Inventory of Proposed Woodlot #0032*" (1998) commissioned by the Ministry of Environment states that "old growth attributes (stand, structure, species composition, soil characteristics) should be enhanced or maintained as they have the potential to sustain representative features as stands develop". The report contains recommendations to protect or enhance wildlife and bio-diversity and to manage recreational impacts values. This preliminary survey indicates the need for a more thorough ecological inventory. Detailed accurate mapping by the Hornby Island Residents and Ratepayers Association and a preliminary ecological survey by Cascadia Resource Consultants (2000) constitutes a beginning of this work.

In coordination with Comox Valley Regional District and the Ministry of Forests and Range, the local community has instituted forest fighting and prevention programs. The large number of small, dead trees in some areas (fuel over-loading) has been identified as a significant fire risk.

The Island's two main water courses - Beulah Creek and Ford Creek, both fish-bearing streams - pass through this area. At one time, a beaver dam established a large wetland or lake in Strachan Valley; however the dam is now abandoned. The Strachan Valley area contains a number of small wetlands and seasonal and ephemeral streams.

The area has long been valued for its recreational attributes and was previously designated by map reserve for the Use, Recreation and Enjoyment of the Public. Former logging roads have been maintained as trails by residents and are well used by walkers, cyclists and equestrians - including for cross-island travel and access to the adjacent Mount Geoffrey Regional Nature Park.

A report prepared by an ad-hoc Committee of the Hornby Island Residents and Ratepayers Association "*The Heart of Hornby Island—A Forest, a Watershed (2000)*" reports on the mapping project and explores in detail the tenure options available to the community. A report prepared by the Advisory Crown Lands Committee for the Local Trust Committee "The Heart of the Island" submitted in July 2000 outlined historical, community and ecological issues and provided recommendations. A central theme of all of this work is the protection of the land under local control.

Area

All areas identified as Groundwater Recharge/Environmental Protection Area (GW/EPA) on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to protect and enhance the groundwater recharge function of the area;
- (2) to enable the continuing recovery, restoration and protection of the forest so that the natural structure, composition and bio-diversity characteristic of a Coastal Douglas-fir forest ecosystem are re-established;
- (3) to protect the forest from major disturbance by fire;
- (4) to maintain the aesthetics/visual qualities of the forest;
- (5) to encourage tenure arrangements that enable community control and stewardship of this area;
- (6) to provide for low-impact recreation activities that are compatible with the first three objectives; and
- (7) to ensure that any silvicultural activities or extraction of forest products are compatible with and subordinate to the first four objectives.

Policies:

- 3.4.1 This area should be conserved as a forested area and all planning should be undertaken with the perspective of a forest-based rather than a human-based time scale.
- 3.4.2 This area should not be subdivided except to create nature reserves or other land-holding arrangements for the protection of the natural environment.
- 3.4.3 No permanent buildings should be permitted on the land; other structures should be limited by regulation to those required in pursuit of the objectives of this sub-section.
- 3.4.4 Sensitive ecosystems within this area should be fully protected. Transfer of this area to conservation or park is supported in order to protect the wetlands.

Advocacy Policies

- 3.4.5 The use of fertilizers and pesticides and the storage and disposal of waste material, hazardous chemicals and other potential pollutants should be prohibited to protect the groundwater resource and natural ecology.
- 3.4.6 Excavation, quarrying, soil removal, road development, ditching and drainage works should be regulated to protect against alteration of natural surface drainage or groundwater catchment and storage functions and against impacts upon identified ecological values.
- 3.4.7 Studies that provide additional data on the groundwater catchment and flow system should be supported.
- 3.4.8 The Ministry of Environment is requested to consider acquisition of the Mount Geoffrey area identified by the GW/EPA designation on Schedule B for a provincial park or other type of protected area.
- 3.4.9 As a preferred alternative tenure option, the Minister of Environment is requested to propose legislation that would enable the designation of this area as a community groundwater recharge area for the protection of the community's groundwater resource, to be managed through community stewardship with objectives and policies compatible with this Official Community Plan.
- 3.4.10 As an alternate tenure option, the Comox Valley Regional District is requested to investigate in consultation with the Local Trust Committee, the community and relevant First Nations, the appropriate options for obtaining tenure that would be compatible with the objectives and policies of this Official Community Plan.
- 3.4.11 Ministry of Forests, Lands and Natural Resource Operations is requested to only consider dispositions of this land or interests in this land that is compatible with the objectives and policies of this Official Community Plan.
- 3.4.12 The Ministry of Forests and Range is requested to only establish tenures that enable the implementation of the objectives and policies of this community plan.

3.5 Groundwater Protection—Gravel Pit Area

Background:

This area is under the jurisdiction of the Ministry of Transportation and Infrastructure as a gravel resource area.

Area

All areas identified as Groundwater Protection/Gravel Pit (GW/GP) on Schedule B (Map Designations) are subject to the following objectives and policies.

Objective:

The objective of this subsection is to ensure that this area becomes included in the Groundwater Protection-Environmental Protection Area when no longer required by the Ministry for gravel.

Advocacy Policies:

- 3.5.1 The Ministry of Transportation and Infrastructure is requested to use this land only for gravel extraction as required for the development and maintenance of roads on Hornby and to not allow its use for the storage of flammable material or potential pollutants.
- 3.5.2 The Ministry of Transportation and Infrastructure and Ministry of Forests, Lands and Natural Resource Operations are requested to support the transfer of any unused portion of the gravel pit parcel in Strachan Valley (and the whole of that parcel when it is no longer required for gravel extraction) for inclusion in the Groundwater Recharge-Environmental Protection Area land use designation.

3.6 Marine Conservation

Background:

The marine conservation area addressed by this Plan within the Hornby Local Trust Area extend up to 1000 metres from the natural boundary of the island. The coastline and offshore waters here are rich and varied. There are large expanses of sand beaches, gravel flats, underwater and exposed rocky reefs, sandstone shelves and deep water habitat where over 175 species of marine fauna have been recorded, including rare species. Of particular significance is the presence of six gill sharks in relatively shallow depths; the annual herring spawn; migrating salmon and killer whales.

Most of this area is contained within the marine component of Helliwell Park. It has also been proposed as a Marine Protected Area under the federal *Oceans Act*.

Sewage pollution, whether it originates from boats or from land can have negative impacts on water quality, even when releases are limited and seasonal. Dumping of materials or discharge of petroleum products and other chemicals can also contaminate the marine environment.

Area

All areas identified as Marine Conservation (MC) on Schedule B (Map Designations) are subject to the following objectives and policies.

Objective:

The objective of this subsection is to ensure the continued viability of marine ecosystems and species.

Policies:

- 3.6.1 Areas along the coastline that provide nesting, feeding and resting for birds should be protected. This may be accomplished by sign-posting, significant building setbacks and required retention of vegetation.
- 3.6.2 Programs to reduce land-sourced pollution should be supported.

Advocacy Policies

- 3.6.3 The Provincial and Federal governments are requested to develop existing and new programs, such as harvest refugia, which protect and enhance the populations of native marine species and ecosystems.
- 3.6.4 Ministry of Forests, Lands and Natural Resource Operations and the Federal Department of Fisheries and Oceans are requested to ensure that foreshore uses or developments that might deplete or disturb migratory wildfowl feeding areas, shellfish communities, fish nursery areas and herring spawning areas not be permitted.
- 3.6.5 The Federal Department of Fisheries and Oceans and the Ministry of Environment are requested to fully protect through conservation measures, including fisheries closures, any vulnerable species of marine fauna and flora and those important habitats identified Sensitive Ecosystem Maps or on Schedule D2, such as the area where six-gilled sharks come near the surface near Flora Islet and areas supporting juvenile rockfish or herring spawning.

- 3.6.6 The Federal Department of Fisheries and Oceans is requested to protect fully the marine component of Helliwell Provincial Park through conservation measures such as prohibiting the taking of marine life by diving, closures of fisheries as required and the establishment of a Marine Protected Area.
- 3.6.7 The Federal Department of Fisheries and Oceans is requested to regulate, police and monitor any harvesting of shellfish to ensure that wild stocks are sustainable.
- 3.6.8 The Federal Department of Fisheries and Oceans is requested to ensure that no activities should be permitted in the Hornby Island Local Trust Area that will degrade the sea bed.
- 3.6.9 The Vancouver Island Health Authority is requested to prohibit outfalls for sewage and used water on Hornby Island.
- 3.6.10 Transport Canada is encouraged to require holding tanks for sewage and used water in all commercial and recreational vessels.
- 3.6.11 The designation and enforcement of Tribune Bay as a no sewage discharge area under Federal Sewage Pollution Prevention Regulations is supported. The designation of additional areas where sewage discharge problems have been identified is also supported.
- 3.6.12 The Federal Ministry of Environment, Transport Canada, Fisheries and Oceans Canada, the Ministry of Defense and other relevant agencies are requested to prohibit the disposal of domestic, industrial or military waste or the discharge of waste from vessels (including cruise ships) into waters within or adjacent to the Hornby Island Local Trust Area.
- 3.6.13 The Local Trust Committee should support programs to reduce land-sourced pollution.

3.7 Heritage Features

Background:

The community supports the concept of preservation of areas of unique or representative natural systems and of preserving heritage resources. Numerous petroglyphs have been found and documented on the sandstone benches along the shoreline of the Island. The origin and age of these picture symbols remains uncertain.

The Island was once used by First Nations, predominately from the east coast of Vancouver Island, as a summer camping area to collect and dry venison, berries, fish and shellfish for use in their villages throughout the winter. The Island may also have provided a source of cedar for building canoes. Fossils and middens are found in many locations. Archives have been established in the community and there has been interest in establishing a museum to include artifacts and fossils. . New Horizons Society currently stores Hornby Archive's substantial acquisitions and is planning construction of a separate archives structure on its property.

Various road locations are also considered of heritage value either because of their historic use or by the nature and design of the roadway.

Area

All areas identified on Schedule B (Map Designations) and heritage road locations identified on Schedule C (Land Status and Road Designations) are subject to the following objectives and policies.

Objective:

The objective of this subsection is to protect the Island's heritage sites and resources, including heritage roads, and to promote the preservation and public availability of artifacts and historical records.

Policies:

- 3.7.1 All cemeteries should be considered community heritage sites and some mechanism of protecting them in perpetuity should be sought.
- 3.7.2 Development should be located away from areas of known archaeological sites wherever possible until an archaeological assessment has been done and suitable management options are developed.
- 3.7.3 Development Permits should be required and guidelines developed once heritage areas are accurately identified and designated or otherwise protected.

Advocacy Policies

- 3.7.4 A program to identify buildings and sites of historical significance and outstanding or typical examples of local architecture is supported and where appropriate, the Comox Valley Regional District or the Province are requested to designate or otherwise protect and preserve these resources.
- 3.7.5 The Ministry of Tourism, Culture and the Arts is encouraged to assist in further identifying all archaeological sites on the Island and to ensure those sites are protected from disturbance under the provisions of Section 13 of the *Heritage Conservation Act*.

- 3.7.6 The Ministry of Transportation and Infrastructure and hydro-electric and telephone utility companies are requested to consult with the Islands Trust before undertaking any widening, clearing or installation of poles and lines along Central Road particularly that portion designated a heritage road.
- 3.7.7 The Ministry of Transportation and Infrastructure is requested to designate Savoie Road and Little Tribune Bay Road as heritage roads, as noted on Schedule C, in accordance with the Island Trust and the Ministry of Transportation and Infrastructure Agreement (1992 and as amended in 1996) and the existing 33 foot road allowance should be retained.
- 3.7.8 The establishment of covenants held by the Islands Trust Fund to protect heritage sites is supported.
- 3.7.9 The establishment of a local museum and/or archive involving appropriate societies is supported.

3.8 Hazard Areas

Background:

The *Local Government Act* enables local governments to regulate setbacks of structures and septic systems in hazard areas through Development Permit. A study of soil stability may be required before new construction commences. The safe location of a residence is the owner's responsibility and not that of the local government. Based on greater than 30% slope, possible hazards are shown on Schedule F (Hazardous Areas Map). The sandy areas of Tribune Bay and Whaling Station Bay are active erosion areas due to severe storms and high water. The bluffs of Mt. Geoffrey and along certain shoreline areas may be subject to sloughing.

Area

All areas identified on Schedule B (Map Designations) and areas noted specifically on Schedule F (Hazardous Areas Map) as slope > 30% and the "Mt. Geoffrey slump area" are subject to the following objectives and policies.

Objective:

The objective of this subsection is to control development in hazardous areas.

Policies:

- 3.8.1 Areas identified as hazardous to development including the slump area on the south-west side of Mount Geoffrey and other areas that may be particularly vulnerable to earthquake activity may be designated Development Permit Areas and added to Schedule E of this Plan.
- 3.8.2 The development and use of the upland and foreshore in Whaling Station Bay should be regulated to protect against loss of the sand in the area.
- 3.8.3 Subdivision and development under the face of Mt. Geoffrey bluff that may contribute to erosion because of removal of vegetation or changes in natural drainage patterns should be extremely limited and controlled by regulation.
- 3.8.4 The Local Trust Committee should consider ways to further refine the identification of Hazardous areas identified on Schedule F in cooperation with other relevant agencies.

Advocacy Policies:

- 3.8.5 The Ministry of Transportation and Infrastructure is encouraged to ensure there is no road construction along edges of the shoreline, the bench, or the Mt. Geoffrey escarpment.

SECTION IV—OBJECTIVES AND POLICIES FOR THE STEWARDSHIP OF RESOURCES

4.1 Farming

Background:

The early development of Hornby Island included agriculture as a primary occupation, supplying agricultural produce to Vancouver Island. At present, small scale farming operations serve primarily local needs with some specialty production. Seasonal water supply can be a challenge and the need to protect water resources is a concern.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objective and policies.

Objective:

The objective of this subsection is to encourage farming and local food production in ways that are compatible with the Island's environment.

Policies:

4.1.1 Co-operative farming and community gardens should be encouraged.

Advocacy Policies:

4.1.2 The development and implementation of a Hornby Island food and farm action plan is supported.

4.1.3 Sustainable and organic farming is supported, including efforts to ensure that water supplies used by farmers remain uncontaminated.

4.1.4 The Ministry of Agriculture is encouraged to maintain and promote sustainable agricultural and organic farming techniques and to discourage the use of toxic pesticides or other toxic chemicals and the inappropriate application of fertilizers.

4.1.5 The use of genetically engineered seeds or plants is strongly discouraged in order to protect the genetic integrity of food and crops and other plants growing on the Island.

4.1.6 The use of chemicals or farming methods that can result in the contamination of the soil, other organisms, groundwater or surface water is strongly discouraged.

4.1.7 Agriculture that utilizes rainwater for irrigation, practices water conservation and protects water quality is encouraged.

4.2 Forestry

Background:

Hornby Island was logged extensively up until the middle of the last century and most forested areas now consist of recovering second and third growth with some stands of old growth and scattered veteran trees. Most privately-owned forest is in relatively small holdings. The cost of transporting logs over two ferries to an off-island market (and conversely bringing wood products to the Island) can make the provision of wood products for on-island use a natural focus for forestry activity. Sustainable forest management has been described as "forest management regimes that maintain the productive and renewal capacities, as well as the genetic, species and ecological diversity of forest ecosystems."

Area

All areas identified on Schedule B (Map Designations) are subject to the following objective and policies.

Objective:

The objective of this subsection is to ensure all forestry is carried out in a way that protects ecological values and sustains the resource.

Policies:

- 4.2.1 Logging on steep slopes such as those identified on Schedule F (Hazardous Areas Map) on private lands (not subject to the *Private Managed Forest Land Act*) should be strongly discouraged and regulated.
- 4.2.2 Cutting of forest land that leaves large openings is considered inappropriate except when agricultural land is being cleared in accordance with a plan for farming the land.
- 4.2.3 Industrial scale logging is considered inappropriate for Hornby Island.
- 4.2.4 Maintaining buffers on all forested lots is encouraged to minimize the impacts of blow down, drainage alteration and other negative impacts on adjacent lots and to maintain connectivity of forest ecosystems.
- 4.2.5 The Local Trust Committee should assist landowners in achieving the objectives of this section by making information available on forest stewardship and sustainable management.

Advocacy Policies

- 4.2.6 The need for local firewood supplies is acknowledged and the careful management of firewood harvesting in order to improve the forest resource should be encouraged.
- 4.2.7 Low-impact sustainable forestry that maintains the essential forest cover and bio-diversity values is supported.
- 4.2.8 Owners of forested land are encouraged to ensure that forestry activities do not significantly alter natural drainage patterns.
- 4.2.9 The Ministry of Forests and Range is encouraged to consider the objectives and policies of this Official Community Plan and the policies of the Islands Trust Policy Statement in

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recognition of Hornby Island's location within the Island Trust Area and should be requested to:

- a) promote management practices that ensure the protection of native biodiversity, valued environmental features and groundwater recharge areas; and
- b) encourage management plans that involve the maintenance of continuous tree cover and that use native species in planting programs.

4.2.10 The extensive planting of non-native species for silviculture is strongly discouraged.

4.3 Mariculture

Background:

The relatively unpolluted water surrounding Hornby make it an attractive area for aquaculture. The alienation of areas for commercial operations can conflict with the interests of residents, the visiting public and boaters requiring anchorage. There is also concern about impacts upon the natural ecology of large-scale or intensive operations or of a large proportion of the foreshore used for mariculture. In 2009 the assessment rolls listed six aquaculture operations on the Island.

Area

All areas identified below the natural boundary of Hornby Island on Schedule B (Map Designations) are subject to the following objective and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure the negative impact of commercial mariculture uses on the upland owners is minimized;
- (2) to ensure maximum protection of the foreshore and of the native life forms inhabiting it;
- (3) to support low impact mariculture operations; and
- (4) to ensure commercial use of marine resources does not pollute the foreshore and surrounding waters, nor preclude the use or enjoyment of the shoreline by the public or upland property owners.

Policies:

- 4.3.1 Fish farms such as finfish net pen aquaculture operations should not be permitted.
- 4.3.2 Intensive mariculture, nori farms and long-line oyster culture requiring floats, buildings and structures should not be permitted in front of residential neighbourhoods of Sandpiper, Whaling Station Bay and Galleon Beach.
- 4.3.3 All new mariculture sites, including bottom culture, should be subject to redesignation, rezoning and subsequent regulations.
- 4.3.4 Rezoning for mariculture should only be considered after there has been a review of the coastal area to identify significant and representative ecosystems, species, habitat and features, and the measures required to protect them such as processes required under the *Canadian Environmental Assessment Act* (CEAA).
- 4.3.5 The area from Collishaw Point to Ford Cove has suitable biophysical conditions and proposals for mariculture use may be considered by the Local Trust Committee upon application for redesignation and rezoning.
- 4.3.6 Mariculture operations should be regulated to ensure that a 2 metre (7 ft.) leave space is retained for public enjoyment of the beaches.

Advocacy Policies

- 4.3.7 The Ministry of Forests, Lands and Natural Resource Operations is requested to prohibit:
- a) mariculture in areas fronting provincial parks, regional parks or nature reserves;
 - and

- b) tenure in areas which have been used traditionally as moorage for local vessels or for landing of sea planes.
- 4.3.8 The Ministry of Forests, Lands and Natural Resource Operations is requested to:
- a) ensure that mariculture operations are restricted to below the 2 metre (7 ft.) tideline and that adequate space is retained between lease areas to ensure public access to the shoreline;
 - b) consider the policies contained in this subsection relating to the location of new lease areas whenever it is considering the renewal of existing lease areas, and
 - c) monitor the impact of mariculture on other marine resources.
- 4.3.9 The Ministry of Forests, Lands and Natural Resource Operations, the Ministry of Agriculture and the federal Department of Fisheries and Oceans are requested to ensure that areas of natural occurrence of oysters and clams are available for public use and remain free of private or commercial leases.
- 4.3.10 The Ministry of Forests, Lands and Natural Resource Operations is requested to provide an assessment of potential environmental impacts, such as processes required under the *Canadian Environmental Assessment Act* (CEEA), prior to any proposal for additional mariculture tenures being considered by the Local Trust Committee.
- 4.3.11 The Ministry of Agriculture is requested to encourage development of new technology in shellfish production techniques that minimize use of structures.

4.4 Energy

Background:

The cost and environmental impact of using non-renewable energy resources has made increasing self-reliance in the supply and conservation of energy of particular interest to the Island community. Many homes rely on wood as a major source of energy. Wind energy is gaining recognition as a notable renewable energy source, and there is community interest in the responsible use of wind energy systems.

Residents of Hornby Island have long supported the phasing out of radioactive weapons and materials in the entire world and so declared the Island a nuclear free zone in 1985.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to encourage the conservation of energy; and
- (2) to encourage the use of renewable energy sources with low environmental impact and safety risk.

Policies:

- 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 on site consumption with limited noise and visual impacts and safety risk, should be encouraged.
- 4.4.2 The development of renewable energy sources that allow for the sale of power to the Hydro grid and for individual site and local community use may be examined through zoning regulation, provided that such sources are reviewed to ensure there are no negative environmental impacts or increased safety risks.

Advocacy Policies:

- 4.4.3 The use of low emission wood stoves should be encouraged.
- 4.4.4 Community initiatives to establish educational and informational programs on energy conservation on the Island including demonstration and experimental projects are supported.
- 4.4.5 The conservation of energy in buildings through adequate insulation and thermal glazing is supported.
- 4.4.6 Community transport, carpooling, ride sharing and the use of alternative fuel and non-motorized vehicles are encouraged.

For reference only during review of OCP – Proposed for use in Land Use Bylaw

"Small scale wind turbine" means: A structure that captures kinetic energy from the wind and converts it into energy in the form of electricity and has a nameplate rated capacity of 100

kilowatts or less and will be used for on site consumption only. A small wind turbine consists of the following:

- a rotor,
- a generator,
- a tower,
- foundation and associated supports such as guy wires, and
- associated control and conversion electronics.

4.5 Water

Background:

Surface water sources are managed by Ministry of Forests, Lands and Natural Resource Operations. Water Rights Branch through the allocation of surface water rights under the *Water Act*. Hornby Island has 43 surface water licenses issued for domestic, irrigation and storage uses. Groundwater is currently the primary source of water supply. Its availability and quality vary considerably around the Island and seasonal shortages are common. In some areas of the Island there is a high level of development in relation to aquifer productivity. There are reports of salt water intrusion in some locations. Dry or abandoned wells on private property that were not properly sealed are conduits for introducing contaminants into the aquifer from surface water. Hornby Island's fractured bedrock aquifers exist under unconfined conditions which makes them highly vulnerable to contamination introduced at the land surface. Of particular concern is contamination from inadequate treatment of sewage and used water and improper utilization, storage and disposal of chemicals used domestically or in trades, crafts, agriculture, industry and transportation. Where water supply is a problem, bottled water is purchased, water is obtained from other public or private wells or water is trucked for a fee from productive wells elsewhere on the Island. Household treatment of water also takes place. Irrigation can be a significant use of water in the summer with potential impacts upon availability during the low flow period.

Groundwater is a communal resource but it is not yet subject to management or regulation. In 1996, the Water Stewardship Project, sponsored by the Heron Rocks Friendship Centre Society, began to monitor creeks, ditches and beaches for faecal contamination levels, lobby for necessary changes and educate the public. In 1998, the Ministry of Environment and the Islands Trust established a Pilot Voluntary Groundwater Protection Pilot Project for Hornby Island which has been coordinated locally by an Advisory Committee. This project has compiled and reviewed existing and new information (including a Geochemistry Study and an Aquifer Classification) which is being used as a basis for developing a Groundwater Protection Strategy for the Island in consultation with other organizations and agencies, local experts and the community at large.

Groundwater is a limited and vulnerable resource that requires restrictions on land use and development. However, the water supply situation can be improved significantly by three measures that are being increasingly utilized: water conservation, water re-use and the direct catchment and storage of rainwater. Because groundwater concerns need to be taken into account in all land uses and development, policy 2.2.2 applies to every section of the plan. This section includes additional or more specific policies to protect the resource.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to encourage water conservation to ensure that existing users of the water supply do not deplete the supply;
- (2) to ensure that new demand for water does not stress the groundwater resource;
- (3) to ensure that activity pertaining to use of land does not lead to degradation of the current supply of fresh water;
- (4) to enable more local involvement in the protection and management of groundwater;

- (5) to encourage the use of effective alternative systems and technologies;
- (6) to encourage the use of shared systems that provide water, store water and treat used water; and
- (7) to encourage protection of water in wells.

Policies:

- 4.5.1 The establishment of a community-based water resource protection/management committee is supported to provide a coordinated and proactive approach to the protection and careful use of the Island's water resources.
- 4.5.2 A Groundwater Protection Strategy, based upon available technical information, community and agency consultation, should be developed and implemented.
- 4.5.3 Development should be restricted in areas where groundwater limitations have been identified by a groundwater geochemistry study, aquifer classification, hydrological report or other technical information.
- 4.5.4 Watersheds, wetlands, lakes, water courses and riparian areas identified on Schedule D2 should be protected through development permit or regulation, including requirements for protective setbacks.
- 4.5.5 Sources of potable water should be protected through "water supply protection area" designation and covenants and/or regulations that restrict land uses to those that are compatible with protecting the water source.
- 4.5.6 Activities that would pollute fresh water or salt water should be prohibited and land uses that may involve a potential for pollution should be regulated.
- 4.5.7 Alternative water source methods such as rain water catchment, lined dugouts and well reservoirs should be used for large scale uses such as for filling swimming pools.
- 4.5.8 Enclosed cisterns and ponds for storage of rainwater to supplement water supply for individual or group household use and fire protection and irrigation are encouraged.

Advocacy Policies:

- 4.5.9 The Vancouver Island Health Authority is requested to ensure that surface or groundwater is not contaminated by deleterious liquid discharges.
- 4.5.10 The Ministry of Forests and Range and the Ministry of Forests, Lands and Natural Resource Operations are requested to require that any tree cutting be carried out according to a management plan designed to fully protect the groundwater recharge function of the area based upon hydrological information and that draft management plans be referred to the Local Trust Committee for community review.
- 4.5.11 The Ministry of Transportation and Infrastructure is requested to review ditching practices with respect to maximizing groundwater recharge and retention and to work with the Local Trust Committee and the community to identify and carry out pilot projects involving alternative management of run-off in appropriate locations.
- 4.5.12 The Land Titles Office and the Real Estate Board are requested to require from land owners disclosure of septic and well conditions and locations at the time of property

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transfer so that prospective buyers are informed of the water/septic situation.

- 4.5.13 Sellers of properties and their real estate agents are requested to disclose water and septic information to prospective buyers of property on the Island.
- 4.5.14 Any education program directed toward the conservation of Island water supplies, the re-use of water and the utilization of rainwater catchment and storage systems is supported.
- 4.5.15 The use of chemical fertilizers, pesticides, and herbicides by any agency or individual is strongly discouraged.
- 4.5.16 Property owners with dry wells on their property are encouraged to back fill those wells.

SECTION V—OBJECTIVES AND POLICIES FOR A SUSTAINABLE INFRASTRUCTURE

This section reflects the concern that environmental considerations be applied to all settlement activities on the Island. The concept of sustainability is fundamental to decisions on the level and characteristics of services. The responsibility for regulating and monitoring the effect of providing services is commonly shared between government agencies and the Local Trust Committee. Issues addressed include transportation, water supply, waste disposal and energy.

5.1 Water Supply Systems

Background:

There is one Water Improvement District in the Whaling Station Bay area. There is informal or limited sharing of wells on a privately negotiated basis. It is recognized that the availability of ground water varies considerably over the Island and residents of distressed areas may wish to consider forming local water districts. In addition, there are natural water flows that could be captured from artesian springs. Reports by F. Chwojka (1984) and W. S. Hodge (1993) suggested establishing community wells in inland areas.

Area:

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure the self-sufficiency of the Island with regard to a supply of freshwater;
- (2) to ensure the maintenance of safe potable water sources for residents on the Island;
- (3) to encourage the capture of rainwater for domestic use; and
- (4) to encourage conservation and used water treatment to allow for re-use and recycling of water.

Policies:

- 5.1.1 Piping of water from a source off-island should be prohibited.
- 5.1.2 Large-scale desalination plants should be prohibited. Small-scale desalination plants using technologies that do not involve the returning of concentrated brine to the environment and other negative impacts to the environment, natural coastal processes or marine or coastal habitat may be permitted and regulated.
- 5.1.3 The Local Trust Committee should encourage and support efforts to establish community-managed water sources that could be made available to water delivery operators under appropriate arrangements and which would be monitored by a publicly-accountable organization.
- 5.1.4 A well may be used for the extraction of ground water for transportation off the lot from which it is extracted where permitted by zoning regulation or Temporary Use Permit.

Advocacy Policies:

- 5.1.5 The Vancouver Island Health Authority is requested to monitor water quality of community water systems and wells and to post the results on a regular basis for user's protection.
- 5.1.6 The Ministry of Environment is requested to:
- a) regulate the use of groundwater for community systems; and
 - b) identify and assess and then maintain and monitor on a regular basis community wells established at the time of subdivision.
- 5.1.7 Ministry of Forests, Lands and Natural Resource Operations and the Ministry of Environment are requested to give consideration to:
- a) identifying and reserving areas on Crown land that may be used as remedial sources of freshwater to supply existing residential uses only; and
 - b) establishing community wells in inland areas.
- 5.1.8 Small scale privately installed water systems and shared wells are encouraged, particularly for areas designated small lot residential.
- 5.1.9 Rainwater collection and storage are encouraged to provide domestic or commercial water supply for any new construction (and for incorporation into existing developments).
- 5.1.10 The provision of clean, safe public water supplies for the use of visitors is supported.
- 5.1.11 Dissemination of information on options for water conservation and recycling is supported.
- 5.1.12 The Comox Valley Regional District and other authorities are requested to work with the Local Trust Committee and the community to develop a strategic plan for providing a continuous safe supply of potable water for all residents of Hornby Island.

5.2 Water Supply Protection Areas

Background

The Whaling Station Bay Improvement District owns and operates a water collection system that provides water to about 35 property owners in the Whaling Station Bay area. There are public wells (some of them now disused) located on public land at Grassy Point, Sollans Road, Anderson Drive (two) and Jerow Road. There is also a public well within Tribune Bay Provincial Park that is now capped.

Area

All areas identified as a Water Supply Protection Area (WSPA) on Schedule B (Map Designations) are subject to the following objectives and policies.

Objective:

The objective of this subsection is to protect the Whaling Station Bay water collection system and other existing public wells as present or future sources of community water supply.

Policies:

- 5.2.1 Lot A Plan 19879 Section 9, owned by Whaling Station Bay Improvement District is designated as a Water Supply Protection Area to ensure its protection as a site specific water supply zone and land uses on this lot should be restricted by regulation.
- 5.2.2 Land uses on properties within the catchment area of this water supply system may be restricted by regulation or covenant to protect the water resource on the basis of a professional hydrological study.
- 5.2.3 Land uses on parcels containing public wells should be regulated to ensure protection of the water source.
- 5.2.4 Where indicated by a professional hydrological study, land uses on adjacent properties may be restricted by regulations or covenant to protect the water source.
- 5.2.5 The establishment of additional public wells in appropriate inland locations should be considered; parcels containing new public wells should be added to this designation.

Advocacy Policy

- 5.2.6 Public wells are subject to requirements of the *Water Act* and other provincial legislation. Designated purveyors or other agencies responsible for such wells must comply with provincial regulations and should protect the well head, ensure regular maintenance and testing of the well, post the test results and monitor draw down and water availability, or enter into an agreement with a community organization to carry out this work.
- 5.2.7 Agencies with jurisdiction over land parcels containing wells are encouraged to seal wells that are no longer being used or maintained.

5.3 Sewage Treatment and Disposal

Background:

The terms "liquid waste or sewage" is usually used to refer to waste that comes from toilets (black water) and from sinks, baths, washing machines, dishwashers, etc. (grey water). In conventional septic systems these wastes are treated and disposed of together. Other systems, such as composting toilets, are designed to treat only human waste (fecal matter) and this requires separate treatment for grey water. Water is a precious resource and can often be recovered and recycled with appropriate treatment. To reflect this, the terms "fecal matter" and "used water" are used in this plan rather than "liquid waste".

The disposal of sewage is governed by the Ministry of Health through the Public Health Act Regulations and administered by the Vancouver Island Health Authority. The Ministry of Environment and the Ministry of Agriculture also have relevant regulatory authority.

Hornby Island has high density subdivisions (Whaling Station Bay, Sandpiper Beach, Galleon Beach and Shingle Spit areas) which are not serviced by community sewerage systems. Fecal matter and used water must therefore be dealt with on each lot. A program of testing for fecal coliform in wells, ditches, creeks and beaches (carried out by the Water Stewardship Project in 1996 to 1999) indicates that there is a widespread lack of adequate treatment which is already causing contamination and could lead to serious health problems. There has never been an assessment made by the Vancouver Island Health Authority of the impact of all the septic systems on the area as a whole.

Small lots, lack of adequate percable soil, heavy winter rains, water shortages in summer and many property owners being non-resident present challenges to the effectiveness of conventional septic systems. Other treatment systems for fecal matter such as composting toilets, may provide appropriate alternative solutions, but these require proper installation and operation and separate treatment for greywater. (Composting toilets are addressed through the *Environmental Management Act* and not under the sewage disposal regulations.)

A number of pilot projects are being conducted on Hornby Island under the Innovative Designs Policy of the Vancouver Island Health Authority.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objective:

The objective of this subsection is to ensure that the disposal of sewage and used water does not lead to a health hazard through pollution of the groundwater or the waters surrounding the Island.

Policies:

- 5.3.1 All owners should be alerted when applying for a Siting and Use Permit to the need for considering the location of sewage disposal fields before wells are drilled and buildings are constructed and to meet provincial requirements.
- 5.3.2 The feasibility of facilities to fully treat sewage or to complete the treatment of material from composting toilets may be investigated through a comprehensive planning process, such as a Liquid Waste Management Plan process. Potential sites should only be

considered in appropriate locations away from residential areas and proposed operations must be in compliance with all applicable regulations.

Advocacy Policies

- 5.3.3 The Vancouver Island Health Authority is encouraged to apply strict standards in monitoring waste treatment systems.
- 5.3.4 The Vancouver Island Health Authority and the Ministry of Environment are requested to enable the use of proven innovative technologies for sewage and used water treatment methods where conventional systems are not appropriate.
- 5.3.5 The Ministry of Healthy Living and Sport and the Vancouver Island Health Authority are requested to:
 - a) encourage the use of technologies that improve treatment and/or enable it to take place with a smaller foot print on the land (e.g. The use of effluent filters, tank access risers, package treatment plants and sand filters);
 - b) encourage the use of approval alternate systems where these are appropriate to particular situations; and
 - c) ensure regulations are enforced to prevent inadequate treatment of waste from threatening the quality of groundwater.
- 5.3.6 The Federal Government departments with authority are requested to require the use of holding tanks for sewage on vessels docked or moored in the waters surrounding the Island.
- 5.3.7 Provincial Ministries are requested to support research, development and application of alternative waste treatment systems through community-based pilot projects.
- 5.3.8 Public sewerage and sewage treatment systems are considered a remedial measure in existing high-density residential areas.
- 5.3.9 Consideration should be given to securing appropriate land (vacant Crown land or vacant private lots) that may be used in future for neighbourhood full treatment systems in the small lot subdivisions.
- 5.3.10 The Land Title and Survey Authority, the Real Estate Board and local realtors are encouraged to require from land owners disclosure of septic and well conditions and locations before property transfer so that prospective buyers are informed of the water/septic situation.
- 5.3.11 Programs designed to educate the public on appropriate approvable methods and management of sewage and used water disposal systems are encouraged.
- 5.3.12 Efforts to provide information to visitors that there are no pump-out facilities for recreational vehicles or boats on the Island are supported.

5.4 Recycling and Disposal of Solid Waste

Background:

Hornby Island has no outside garbage pick up but there are recycling and garbage disposal services at the Recycling Depot funded by the Comox Valley Regional District through local property taxes. The Recycling Depot is situated within a groundwater recharge area upslope from one of the Island's major residential areas.

Hornby Island has been diverting recyclable and reusable material from landfill since 1978 and is presently diverting up to 70% of the solid waste generated on the Island. Diversion is attained through reuse of all possible materials through the Free Store, situated at the Recycling Depot, and through the collection of recyclable materials which are transported to markets on Vancouver Island and, in some cases, the Lower Mainland. The non-recyclable materials are transported to the regional landfill at Pigeon Lake near Cumberland on Vancouver Island. The Recycling Depot functions also as a rural garbage transfer station. The Depot is located on Crown land under a License of Occupation maintained by the Comox Valley Regional District. The Solid Waste Management Program is designated as a Public Service and Utility on Schedule B of the land use map.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to encourage maximum diversion from land fill through reuse, recycling, and composting solid waste;
- (2) to ensure that the collection, handling and storage of materials does not contaminate the environment; and
- (3) to continue public education on waste diversion methods.

Policies

- 5.4.1 The use of the waters around Hornby Island for the dumping of any waste, especially toxic waste, should be prohibited.

Advocacy Policies:

- 5.4.2 Continued recycling of solid wastes on the Island, including waste generated by the commercial sector, is supported.
- 5.4.3 The recycling depot and any site for storage or dumping of solid waste should continue to be managed so as to protect the environment in compliance with the Comox Valley Regional District Waste Management Plan through consultation with the Ministry of Environment.
- 5.4.4 Any necessary burning of waste should comply with the strictest interpretation of the standards of the Ministry of Environment designed to minimize air pollution.

- 5.4.5 Household hazardous wastes not suitable for reuse should be disposed of in accordance with policy established by the Comox Valley Regional District Waste Management Plan.
- 5.4.6 The Comox Valley Regional District and the Ministry of Environment are requested to regularly review the operations and location of the Recycling Depot to ensure that there are no adverse impacts upon the environment and, in particular, upon surface water and groundwater.
- 5.4.7 Waste materials generated off-Island should not be accepted at the present Recycling Depot on Hornby Island nor in any future alternate disposal facility on the Island.
- 5.4.8 Managers of waste materials are encouraged to apply the standards established in the Comox Valley Regional District Waste Management Plan.
- 5.4.9 The Comox Valley Regional District is requested to:
- a) continue to monitor down hill wells for landfill leachate in accordance with the Ministry of Environment directives on the management of closed, capped landfilled sites;
 - b) to regularly review the operation of the Recycling Depot to identify and address any adverse impacts upon the environment (including upon surface water and groundwater) and to ensure that it complies with Provincial and the Comox Valley Regional District standards; and
 - c) continue to support the development of local markets for recycled materials.
- 5.4.10 Managers of petroleum products and other hazardous such as contained in machinery (including derelict vehicles) are requested to ensure that such materials do not enter and contaminate the ground and groundwater.

5.5 Public Utilities and Services

Background:

Highways maintenance is provided by a private contractor from a highways maintenance yard on Hornby Island. Hydro and telephone services are available on the Island. The Recycling Depot is a community-based service operated by the Hornby Island Residents' and Ratepayers' Association under contract with the Comox Valley Regional District.

The highways maintenance yard and Recycling Depot are situated within a groundwater recharge area inland from one of the Island's major residential areas.

Area

All areas identified on Schedule B (Map Designations) and in particular the areas designated Public Utilities and Services (PS) are subject to the following objectives and policies.

Objective:

The objective of this subsection is to provide for adequate utilities and services with regard for the Island's character and environment.

Policies:

- 5.5.1 Should an alternative site need to be found for the recycling depot in the future, any location should be considered and assessed in terms of environmental impact and site suitability for appropriate zoning in conjunction with the Comox Valley Regional District.
- 5.5.2 Locations for service depots such as for telephone or hydro may be considered upon application.
- 5.5.3 Transmission towers for community radio and/or to enable high-speed internet access for the community should be permitted in the community service use area and on larger lots provided the towers are below the height for which Transport Canada requires navigation lights and should be regulated to protect the visual amenity of the residential neighbourhood.

Advocacy Policies

- 5.5.4 All public service and utility installations on the Island should be for servicing Hornby Island only.
- 5.5.5 Industry Canada is encouraged to prohibit commercial microwave towers and satellite antennae on Hornby Island.
- 5.5.6 Federal and Provincial ministries and public and private corporations that provide public utilities and services are requested to ensure that measures are in place to ensure that the storage of materials and the maintenance of vehicles do not result in chemicals entering the ground that might contaminate the groundwater resource.
- 5.5.7 BC Hydro is requested to consult with the Local Trust Committee with respect to the installation of any new hydro services to minimize impacts in environmentally sensitive areas and scenic areas and is encouraged to consider installing lines underground where

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appropriate to preserve viewscales.

- 5.5.8 The provision of high-speed internet access to facilitate educational and commercial opportunities for residents is supported.

5.6 Air Transport

Background:

The map Schedule "B" does not show air travel facilities, as only occasional use is anticipated in areas not dedicated solely to air travel, but does show roads and wharfage. Air travel to and from Hornby Island is limited to float planes which usually land near the only existing docks at Ford Cove and Shingle Spit. There are no established commercial air strips or airports. The Island is close to flight paths for air traffic landing and taking off at the Comox airbase and Courtenay air park which sometimes creates a noise nuisance from low-level over-flights.

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to minimize the disturbance of quiet enjoyment of property; and
- (2) to ensure that potentially productive use of land is not alienated by air strips.

Policies:

5.6.1 Land-based airports, private or commercial airstrips, or heliports are not considered suitable or compatible with the rural lifestyle and agricultural potential of the Island and should not be permitted.

5.6.2 Emergency helicopter landing areas may be permitted at appropriate locations.

Advocacy Policies

5.6.3 The landing and taking off of helicopters, ultralight aircraft, and other manned aircraft on the Island is strongly discouraged.

5.6.4 Transport Canada is requested to designate Hornby Island as a "noise sensitive area" and to issue an annual advisory to this effect to pilots and operators.

5.6.5 Transport Canada and the Federal Department of National Defense are requested to ensure flight paths and areas for military and civilian air traffic are directed away from the Island.

5.6.6 Operators of float planes are encouraged to land and take off adjacent to marine service areas and to avoid other areas around the Island where there may be a potential impact upon wildlife or upon public safety and recreational activities.

5.7 Water Transport

Background:

Access to the Island is focused through two protected wharfage areas, the ferry dock and the Ford Cove government wharf. The Island has few safe anchorages and sheltered bays. The resort near the ferry terminal (Shingle Spit area) offers seasonal summer day-use wharfage. The Federal government in 2010 made substantial investments to improve the wharfage at Ford's Cove. The wharf at Ford Cove is under Federal lease to the Ford Cove Harbour Authority and offers the only year-round protected wharfage. Limited summer anchorage is possible in several bays.

The regulation of sea transport falls generally under the authority of the Federal Government and the principal access is via BC Ferries Services Inc. Construction of private or commercial docks require approval of a lease from Ministry of Forests, Lands and Natural Resource Operations. This Plan can therefore define only broad objectives for the management of all water access to the Island except that upland and water zoning regulations must also be satisfied before a private individual can proceed to install any structures for a private wharf or moorage.

Area

All areas identified on Schedule B (Map Designations) and in particular the areas designated Marine Transport (MT) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to protect the limited sheltered bays for temporary anchorage;
- (2) to provide boat access to the sea;
- (3) to maintain a ferry service directed toward the needs of the local community;
- (4) to promote adequate sewage, used water and solid waste disposal for users of all marine facilities according to Provincial Health standards;
- (5) to encourage measures to reduce the number of vehicles that travel on the ferry; and
- (6) to support the continuing provision of wharfage at Ford Cove or at Shingle Spit.

Policies

- 5.7.1 Private wharfs and/or breakwaters should be prohibited by regulation.
- 5.7.2 Expansion of wharfage at Ford Cove by the Ford Cove Harbour Authority may be supported provided negative environmental and visual impacts can be demonstrated to be minimal.
- 5.7.3 Expansion of moorage at Shingle Spit may be considered provided negative environmental and visual impacts can be demonstrated to be minimal.
- 5.7.4 Mariculture should not be permitted in Ford Cove or at Shingle Spit.
- 5.7.5 The existing marine transport (MT) points as shown on the land use map Schedule B should be maintained for current identified uses.

- 5.7.6 Public launching slips for canoes, kayaks, row boats and dinghies may be considered upon application to allow for safe and easy water access.

Advocacy Policies

- 5.7.7 The Ford Cove Harbour Authority and the Department of Transportation are requested to continue to maintain and improve the wharfage at Ford Cove including provision for parking, toilet facilities and the collection of recycling and garbage.
- 5.7.8 Safe methods of transporting dangerous materials around, to or on the Island should be required.
- 5.7.9 The Ministry of Environment and Department of Transportation are requested to establish boating speed restrictions within the Hornby Island Trust Area to ensure that public safety and environmental concerns are addressed.
- 5.7.10 BC Ferry Services Inc 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;
 - b) encourage car pooling and non-automotive land transportation;
 - c) ensure that all vessels and associated upland facilities meet all the standards of the Vancouver Island Health Authority and the Ministry of Environment;
 - 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 and any changes to ferry service between Hornby Island and Vancouver Island; and
 - e) consider the impact of the level and structure of tariffs upon the social and economic viability of the community.
- 5.7.11 All marine fuel services should meet all federal and provincial requirements.

5.8 Roads

Background:

Hornby's roads fall into three categories: main rural, minor rural and residential rural. The Island's principal artery (Shingle Spit Road-Central Road) is a "Main Rural" road from the Ferry Terminal to just beyond Strachan Road. The remaining section of Central Road to Ford Cove is "Minor Rural" and is designated as a Heritage Road requiring protection of its character, the views and the fine maples, Garry oaks and Douglas Firs along its length.

A second "Main Rural" road is St Johns Point Road from the Co-op crossroads to Whaling Station Bay. "Minor Rural Roads" connect through the residential areas: Sandpiper-Arthurs-Porpoise-Seawright, Sollans-Harwood-Gunpowder-Cowie-Carmichael and Anderson-Gurney. The remaining roads are "Residential Rural". Most roads are paved, the main exceptions being Sea Dollar, Strachan, Euston, Marleybone, Slade, Lea Smith, Little Tribune and Savoie. Savoie Road and Little Tribune Road are proposed Heritage Road designations.

There are no proposals for extending the road system. The former extension of Shingle Spit Road to Ford Cove was closed after a major slump and there is no longer a right of way along its route. The trail along "the Bench" is not considered a potential through route for a road because of the area's high environmental and scenic values.

An agreement between the Islands Trust and the Ministry of Transportation and Infrastructure has established an ongoing consultation process to deal with issues of construction and maintenance. This process also provides for negotiated agreements on the designation of Scenic/Heritage Roads and a Cycle Route Plan. A Cycle Route Plan allows for the adjustment of shoulder width standards when roads are upgraded.

Although most residents rely upon private motor vehicles to travel around the Island, there are a significant number of cyclists, pedestrians and equestrians, particularly in the summer when motor traffic is heavy. This poses safety concerns, as most sections of road do not have shoulders to accommodate these travelers. Paved cycle lanes have been added to Central Road between the Co-op crossroads and Seawright Road, a section which had been a priority safety concern. Through volunteer effort (and with support from the Ministry of Transportation and Infrastructure) paths for non-motorized traffic are being built parallel to roads on the right-of-way or on adjacent private land and along some unopened road allowances (see subsection 3.3: Parks and Protected Areas where policies address the acquisition and establishment of trails).

Area

All areas identified on Schedule B (Map Designations) and as referenced on Schedule C (Land Status and Road Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to maintain the rural character of roads on the Island;
- (2) to ensure safe, convenient transportation routes that do not encourage excessive speed;
- (3) to encourage safe bicycle and pedestrian travel as an alternative to vehicle use; and
- (4) to establish scenic/heritage road designations for unique and valued roadways and the appropriate consultative process when improvements are to be undertaken.

Policies:

- 5.8.1 The Ministry of Transportation and Infrastructure is requested to implement and maintain the following road standards:

Main Rural:

Posted maximum speed: 60 km/hr, except

- 50 km/hr on Central Road between the junctions with Sollans Road and Seawright Road to enable the use of Neighbourhood Zero Emission Vehicles between the main residential neighbourhoods and the central commercial and institutional areas; and
- lower speed limits in busy congested areas such as adjacent to the entrance to Tribune Bay Outdoor Education Centre and at Whaling Station Bay.

Paved Width: 6.7 m (7.3 m on a curve)

Shoulder Width: 0.6 m paved, with increase to 1.2 m to provide for a paved bicycle lane on Central Road between the junctions with Sollans Road and Seawright Road and in other locations determined through community consultation.

Minor Rural:

Posted maximum speed: 40-50 km/hr

Paved width: 6.1 m

Shoulder width: no paved shoulder unless on a cycle route

Residential Rural:

Posted maximum speed: 30-40 km/hr

Paved width: 5.5 m

Shoulder width: no paved shoulder

- 5.8.2 Central Road is designated as the major road for Hornby Island and is classified as Main Rural.
- 5.8.3 The following should be designated as Cycle Routes: a) from the ferry terminal to the Outdoor Education Centre (Shingle Spit-Central-St. Johns Point), and b) from the Co-op crossroads to Strachan Road (Central Road).
- 5.8.4 Shared accesses onto roads from private driveways should be encouraged and subdivision layouts should be designed to consolidate access points.
- 5.8.5 A linked network of trails for non-motorized vehicle travel, including cycle paths, should be established through Crown lands, Parks, highways dedications, and private-land by easements or agreements.

Advocacy Policies

- 5.8.6 The Ministry of Transportation and Infrastructure and B.C. Hydro are requested to:
- a) ensure the road system follows natural contours of the land wherever possible;
 - b) continue the major road pattern as shown on the land use map, which does not connect across the bench under Mt. Geoffrey;
 - c) retain unused road dedications as greenways and, where appropriate, as pedestrian and bicycle trails for access to beaches, Crown land, parks and other trails and roads;

- d) retain as much natural vegetation along the roadside as possible and especially to protect wildflowers, rare plants, dogwood, arbutus and Garry Oak trees;
 - e) provide for safe travel of non-motorized traffic along Central Road and other busy sections of road (this should preferably take the form of paths adjacent to but separated from the existing roadway);
 - f) ensure signage along the roads is minimal and in keeping with a rural atmosphere;
 - g) consult with the Local Trust Committee on setting priorities for annual road work and ditching programs;
 - h) work with the Local Trust Committee to address public parking provisions in community service use areas;
 - i) ensure that ditching of roads is carried out so as to reduce impact upon natural groundwater and surface water flow patterns;
 - j) work with the Local Trust Committee and community organizations to develop a trails and greenways plan and establish local stewardship arrangements for water accesses and unopened road allowances;
 - k) provide written referrals to the Local Trust Committee with respect to any proposed works on roads, right-of-ways, water accesses and unopened road allowances;
 - l) refer any disposition of road allowances to the Local Trust Committee;
 - m) provide adequate dust control on gravel roads and consider in consultation with the community paving heavily traveled sections such as the lower portion of Strachan Road; and
 - n) consider, in consultation with the community, traffic calming measures where these can address neighbourhood safety concerns.
- 5.8.7 The Ministry of Transportation and Infrastructure is requested to work with the community to address ways to improve safety in the area of high activity at the intersection of Sollans Road, and Central Road and the intersection of Central Road and Shields Road at the Hornby Co-op.
- 5.8.8 The Ministry of Transportation and Infrastructure is requested to ensure that road development does not compromise agricultural land or significant forest areas.
- 5.8.9 The Ministry of Transportation and Infrastructure is requested to ensure that waste material (particularly flammable material) is not allowed to accumulate in gravel pits and other land under its jurisdiction.
- 5.8.10 The Ministry of Transportation and Infrastructure is requested to make old gravel pits available for community uses when the gravel resource has been exhausted.
- 5.8.11 Programs to educate cyclists, motorists and pedestrians on road safety issues are supported.
- 5.8.12 The RCMP is encouraged to enforce highway regulations in order to help maintain the safety of the roads.
- 5.8.13 The Comox Valley Regional District is requested to maintain regular transit service to Buckley Bay from the Comox Valley and to expand the transit service across Denman to Hornby Island.

SECTION VI—OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE

6.1 Objectives and Policies for Development

Background:

One of the main functions of the Community Plan is to designate the patterns of future land uses. The designations are based on historic development patterns, physical features or constraints, other government agency comments and specific objectives defined by the community. Land is divided into various land use categories and shown on Schedule B, the land use map. Policies for each use are contained in this Section.

There are currently 1351 parcels in the Hornby Local Trust Area, including Park and Crown land. There are 30 parcels that could potentially be created, from 11 of the current parcels. The addition of these new parcels would result in a total of 1370 parcels on the Island and excludes the subdivision potential of Crown land, industrial and institutional parcels, and park land. Of these parcels, 80.7% of the land use is used for residential, 2.5% for farm, 1.3% for commercial 0.6% for transportation, communications, and utilities and 2.4% for civic institutional and recreational purposes. The remaining 12.5% is composed of other designations, vacant land, and lots with outbuildings using BC Assessment Authority classifications for land use. (Community Profile 2010).

Area

All areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this section are:

- (1) to protect the physical environment and natural features;
- (2) to ensure that all land uses are regulated equitably;
- (3) to ensure all development of the land base is self-sufficient for services and does not impose or create load on surrounding land uses; and
- (4) to consider the community benefit in any significant rezoning application.

Policies:

Policies in Section 6.1 apply to all sections of the Plan.

- 6.1.1 The maximum size of buildings and structures on all lots should be regulated.
- 6.1.2 A minimum parcel size should be established for a parcel that may be subdivided pursuant to section 946 of the *Local Government Act* (subdivision for a relative) so as to uphold the objectives of the applicable land use designation.
- 6.1.3 All applications for subdivision considered by the Local Trust Committee should demonstrate that there is sufficient water supply and waste disposal capability for serving the property both at the time of application and at ultimate projected growth levels.

- 6.1.4 Increasing net residential density through rezoning should not be permitted in the Small Lot Residential designations of Sandpiper, Galleon Beach and Whaling Station Bay areas.
- 6.1.5 Applications for amenity rezoning may be considered by the Local Trust Committee for purposes of provision of a needed amenity such as affordable housing, conservation, community food production, a community facility or parks and recreation purposes. Any density increase authorized by an amenity zone should not exceed the density authorized by the applicable land use designations of the areas plus in exceptional circumstances, where the amenity is considered of significant value to the community as determined by the Local Trust Committee, an increase in density of one lot may be considered. The total number of additional lots allowed in exchange for community amenities on Hornby Island should not exceed five from the date of adoption of this Plan until the next review or update. For purposes of application of this policy the term "lot" may be used interchangeably to mean "dwelling".

Information Note: An illustration of the application of policy 6.1.5 (amenity zoning), if the owner of 4 hectares of land designated Rural Residential wishes to donate 1 hectare of land for conservation as an addition to an adjacent park (an eligible community amenity) the applicant may, through an amenity rezoning, be eligible to create two lots on the remaining 3 hectares.

- 6.1.6 The Local Trust Committee should consider the need of a covenant for purposes of protecting the environment and specifically the groundwater resources, upon receipt of a rezoning, subdivision, or a temporary use permit application from the land owner. The covenant may contain restrictions on the use of the land in order to protect and enhance the groundwater recharge capabilities, to ensure that groundwater contamination is avoided, to address groundwater shortages, or to prevent further subdivision of the parcel. To ensure that a covenant is enforced, the covenant should be held by the Local Trust Committee (or the Trust Fund Board where appropriate) and should be monitored regularly.
- 6.1.7 Subject to Ministry of Environment and the Ministry of Agriculture regulations, specified agricultural and horticultural activities should be permitted and should be regulated by bylaw to ensure that water resources are protected and that agricultural activities on non-agricultural land do not disturb the quiet of residential neighbourhoods. The provincial guidelines address the following: storage and use of agricultural waste, application and composting of agricultural waste, agricultural emissions, agricultural machinery noise, storage and use of wood waste, on-farm disposal of mortalities, feeding areas, access to water and use and storage of agricultural products.
- 6.1.8 Recommendations from the Ministry of Environment Stormwater Management Guidebook regarding the maintenance of pre-development infiltration and drainage regimes should be considered in the development of land use regulations.
- 6.1.9 Lot coverage should not exceed 15 % on lots less than one hectare (2.5 acres) and 10% on lots greater than one hectare (2.5 acres). Lot coverage for lots within the Agricultural Land Reserve should not exceed 20% with the additional 10% to be used only for structures required for agricultural production such as barns and greenhouses.

- 6.1.10 All development of property should include provision for appropriate off-road parking as specified in regulation.
- 6.1.11 A recreational vehicle, manufactured or mobile home, caravan, studio, boat or a travel trailer, if used as a residence, should be defined as a dwelling unit and be subject to density regulations.
- 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.
- 6.1.13 Materials that could contaminate water resources should not be stored unless with proper provision for preventing contact of potential contaminants with the ground.
- 6.1.14 The storage of hazardous wastes or dangerous goods should not be permitted except when stored in accordance with the Ministry of Environment regulations. Safe storage of material used in conjunction with normal agricultural practices should be permitted on land within the Agricultural Land Reserve.
- 6.1.15 The protection of the Island from fire hazard should be considered when developing land use regulations.
- 6.1.16 Security lights and exterior lighting should be regulated so as not to intrude on surrounding properties and roads.

Advocacy Policies

- 6.1.17 The Local Trust Committee encourages all land owners to identify areas (including significant features) on each property to be left undisturbed before proceeding with any site development.
- 6.1.18 The Local Trust Committee encourages all land owners to discuss proposed developments and other land use activities with neighbours at an early stage of planning.
- 6.1.19 The Local Trust Committee encourages land owners to work with the Islands Trust Fund to fully protect special features and both natural and cultural values as identified in the Islands Trust Fund Regional Conservation Plan. (The Islands Trust Fund, a conservation land trust established by the *Islands Trust Act*, can acquire land for nature reserves and hold conservation covenants on private land.)
- 6.1.20 The Local Trust Committee encourages all land owners to address potential impacts upon groundwater and surface water before proceeding with any site development.

6.2 Community Service Use

Background:

An island community isolated by two ferries from any major centre requires a degree of self-sufficiency in the provision of public services.

The community is fortunate to have a large area of Crown land in the central part of the Island and most community services are located in this vicinity. School District #71 owns the land on which the Community School, "Room to Grow", the Preschool, the Art Centre, the Teen Centre and the 'Kitchen' are located. Hornby Island Residents' and Ratepayers' Association owns the land on which the Community Hall, Union Bay Credit Union – Hornby branch and RCMP office are located; the Fire Hall is on land owned by the Comox Valley Regional District; New Horizons Centre (including the Public Library), The Community Health Care Centre, including the new medical clinic and the Athletic Association facilities are all on leased Crown land.

The previously designated "light industrial" land is now added to the "community service use" designation which could provide for future public institutions and community trades and services. The community will continue to work with the Ministry of Forests, Lands and Natural Resource Operations to identify the best uses of this area. The land in this designation is in a groundwater recharge area upslope from a residential area and, therefore, requires careful development and use.

A 10 hectare portion of the land zoned 'Community Service Use' fronting on both Cetral Road and Sollans Road is under discussion as part of the land claims negotiation with the K'omoks First Nation.

Area

The areas identified on Schedule B (Map Designations) as COM (Community Service Use) and other areas where noted in policy are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure that the central community service lands are managed as an integrated unit for the benefit of the community as a whole;
- (2) to protect the groundwater resource from degradation for purpose of water supply;
- (3) to design development to accommodate anticipated traffic and parking needs,
- (4) to encourage the clustering of public buildings in this area ;
- (5) to encourage the sharing of utilities such as parking, sewage and used water systems, vehicle access, and water supply;
- (6) to encourage the continued use of building styles, materials, landscaping and the retention of treed areas which are in keeping with the rural landscape;
- (7) to ensure that there is ample sewage treatment and water supply for the anticipated uses;
- (8) to use community resources efficiently and to allow for development of community facilities as needed;
- (9) to ensure that the existing community use and service areas are maintained;
- (10) to recognize the importance of keeping long-term residents of the Island within the community by enabling community housing; and

- (11) to support community acquisition or lease of parcels of Crown lands in this area that may be required to provide public services.

Policies:

- 6.2.1 A Community Trades and Services Area, developed and operated under the jurisdiction of an organization (such as a cooperative or land trust) with accountability to the community, should be permitted on land designated "community service use" and should be regulated by development permit and land use bylaw regulations.
- 6.2.2 All land within the community service use designation and public utilities and services designation directly north of the GW/EPA designation on Schedule B should be included in a Development Permit Area for the purpose of protecting the groundwater resource. A development permit may be required for any new development that involves: significant water use, sewage and used water treatment, alteration of the land or vegetation, or use of potential contaminants, including residential, commercial, industrial or trades and service developments, new recreational or service facilities such as a swimming pool or fire hall and road building.
- 6.2.3 Community facilities, such as schools and recreational facilities should continue to be clustered in the central area near the Community Hall.
- 6.2.4 Fire protection, clinic, ambulance and other public services should continue to be located centrally.
- 6.2.5 The Royal Canadian Mounted Police should continue to be located in a central location, and should be requested to provide a structure in character with other public buildings on the Island.
- 6.2.6 The development of affordable rental housing or special needs housing for Island residents, including facilities for seniors, displaced year-round residents and summer workers, operated by a community non-profit society, should be permitted on land designated community service use and be regulated by development permit and land use bylaw regulations. Other residences should only be permitted for the purpose of accommodating a caretaker or operator.
- 6.2.7 Limited commercial activities such as a farmers' market for locally-produced foods and goods; community arts facility or a credit union, operated under the jurisdiction of a community non-profit society, should be permitted on community service use lands subject to adequate off-street parking being provided and should be addressed through land use bylaw regulations.
- 6.2.8 Member use services provided by non-profit organizations, such as community kitchens, gardens, public showers and laundry facilities should be permitted.
- 6.2.9 Screening of operations should be required by regulation to ensure that wide buffers of native vegetation are left along roads and property lines.

- 6.2.10 Signage and lighting should be regulated by bylaw to ensure maintenance of the rural landscape.
- 6.2.11 All buildings should be finished in natural products such as wood, stucco, stone or brick or other materials that would fit in with the ambience of the community and neighbourhood; roofing materials that are appropriate for water catchment may be utilized.
- 6.2.12 Off-road signage and lighting should be regulated to provide a safe environment in keeping with the rural landscape.
- 6.2.13 The Crown land parcel containing the gravel pit on Central Road should be considered for a mix of community service uses should this land no longer be required for use by the Ministry of Transportation and Infrastructure or subject to a final Treaty agreement.
- 6.2.14 As much as possible, natural forest vegetation should be retained or re-established throughout this area.

Advocacy Policies

- 6.2.15 Organizations involved in administering and using property in the area designated for "community service use" are encouraged to work together to develop a master plan for future facilities and uses in this area.
- 6.2.16 Ministry of Forests, Lands and Natural Resource Operations is requested to:
 - a) only consider dispositions of land designated for community service use that are compatible with the objectives and policies of this Official Community Plan;
 - b) consult with the Local Trust Committee to ensure that any dispositions are in accordance with a master plan for the area;
 - c) retain this land in public community management; and
 - d) ensure public access to the Crown land is maintained.
- 6.2.17 The Ministry of Transportation and Infrastructure and Ministry of Forests, Lands and Natural Resource Operations are requested to make available for public use any unused portion of the gravel pit parcel on Central Road (and the whole of the remaining parcel when this is no longer required for gravel extraction).
- 6.2.18 The provision of facilities for junior and senior high school students is supported.
- 6.2.19 School District #71 is encouraged to make all educational facilities available for use by the whole community.
- 6.2.20 Availability of facilities such as the school and hall for a variety of functions is encouraged.
- 6.2.21 The acquisition of land in this area by a community land trust, in the context of an overall master plan is supported.
- 6.2.22 Studies that provide additional data on the groundwater and catchment flow system in this area is supported.

6.3 Residential

6.3.1 Residential—General

Background:

The residential component of land use is of major significance. Most of the residential land use is located around the shoreline of the Island with the bulk of the interior, including most of the high ground, being in public ownership, mostly as parks.

Historically, the Island has had a rural character with predominately large acreages. The small lot subdivisions were created prior to the Islands Trust assuming planning authority for the Island and all potential areas for subdivision into that lot size are already subdivided. By 1990, approximately 60% of all residential parcels on the Island were 0.2 hectares (about 0.5 acre) or less. In 2009 more than 95% of the private dwellings are single-detached and 18% are rented.

Residential land uses are designated in Schedule B as Small Lot Residential, Rural Residential, Forest, Social Housing and Land Co-operatives. Residential use is also authorized in policy for land designated as agricultural, commercial and community service use. Under existing bylaws some lots have some potential for subdivision. However, the subdivision of additional small lots is not endorsed in the Plan. Problems with the quantity and quality of water supply have been identified in the small lot areas where on-site sewage treatment and groundwater wells are present on most lots.

The BC Assessment Authority in 2009 identified 1,088 properties assessed for residential purposes. A total of 322 of the properties are also assessed as agriculture and likely also have a residential use whereas 134 properties are vacant land or only have outbuildings.

The 2011 census records 886 dwellings and a resident population of 958 persons. There are three major housing challenges facing the community:

- a) a substantial proportion of the long-term resident population is now in the older age brackets; some may appreciate the availability of special housing in their senior years while others may wish to be supported while remaining in their own homes;
- b) property prices are out of scale with the incomes that can be derived on the Island, making it difficult for younger people to become established here; and
- c) the majority of properties are owned by non-residents and most of these are occupied and/or rented seasonally thereby limiting the availability of year-round rental accommodation.

Area

The areas identified on Schedule B (Map Designations) as SR (Small Lot Residential), RR (Rural Residential), F (Forest), COM (Community Service Use), CH (Community Housing) and LC (Land Co-operatives) or any combination thereof are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure that a variety of housing options are available;
- (2) to ensure that the scale of residences and other buildings are appropriate to the Island and neighbourhood context;
- (3) to recognize the importance of keeping long-term residents in the community; and

Comment [SZ1]: Cross reference with updated/revised Schedule B to ensure correct land designation titles.

Comment [SZ2]: This section needs to be more explicit in order to comply with s. 877(1)(a) of the LGA with specific references to location, amount, type and density of residential development to meet anticipated housing needs over the next five years.

Comment [SZ3]: There are other designations with a residential component – i.e. Commercial zones. REVISE to either be exhaustive list or reference plan area generally.

- (4) to provide for community initiatives to address housing needs.

Policies:

Policies in subsection 6.3.1 apply to all subsections of subsection 6.3

- 6.3.1.1 Setbacks of buildings, structures and uses should be regulated to ensure that the natural aesthetics and the environmental integrity of adjacent foreshore, creeks and ecologically sensitive sites are not adversely affected. (This Plan acknowledges that geographical constraints prevent significant setbacks from the foreshore between Shingle Spit and Phipps Point.)
- 6.3.1.2 Setbacks and heights of buildings should be regulated to ensure that the environmental integrity and amenity of adjacent lots, public roads and public land are not adversely affected.
- 6.3.1.3 Screening around derelict vehicles and other stored materials should be required by regulation.

6.3.2 Small Lot Residential

Background:

Lots in this category are smaller than 0.8 hectares (two acres) and generally range around 0.24 hectares (about 0.5 acre) in some subdivisions to 0.1 hectares in areas on the peninsula of the island. As these lots become increasingly developed and used, the already evident problems with sewage disposal and water supply could become more acute.

The peninsula at the north –east end of the island, which includes the Anderson Drive/Whaling Station Bay area, has a separate aquifer which has the highest vulnerability classification in the Province: 1A (highly developed with high vulnerability). This is reflected in the area's water quality and quantity problems, including salt water intrusion, sulphurous water and poor-yielding wells.

Area

The area identified on Schedule B (Map Designations) as SR (Small Lot Residential) is subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure that any construction on existing vacant lots can be supported by the land base and does not lead to health hazards or degradation of the environment;
- (2) to minimize the negative impacts associated with small lot development;
- (3) to protect the water resource in the Whaling Station Bay/Anderson Drive aquifers classified as heavily developed, highly vulnerable and
- (4) to ensure that the land uses do not have an adverse effect upon the quality and quantity of water draw down from the Whaling Station Bay Improvement District water collection system nor upon other wells on adjacent properties.

Policies:

6.3.2.1 The principal use should be residential with any accessory uses consistent with the residential character.

6.3.2.2 The minimum parcel size should be one hectare (2.5 acres).

~~6.3.2.3 For one specific parcel only (Lot A, Plan 24913), a small portion of the Shingle Spit, the designation is Small Lot Residential with no potential for subdivision.~~

Comment [SZ4]: Implement into LUB and remove reference in OCP.

6.3.2.4 Existing Small Lot Residential designations of Sandpiper, Galleon Beach and Whaling Station Bay/Anderson Drive, as shown on Schedule B, should not be expanded and no new small lots should be created except for purposes of park dedication, neighborhood waste water treatment or to create ecological reserves.

6.3.2.5 One dwelling unit should be permitted on each lot.

6.3.2.6 The keeping of animals should be limited and regulated to protect the quiet of the neighbourhood and the quality of the groundwater resources and the well-being of wildlife populations.

6.3.2.7 Additional development of the groundwater resource should be strongly discouraged.

6.3.2.8 The use of water catchment and storage systems for household and garden use should be encouraged.

6.3.2.9 The Local Trust Committee supports the regular monitoring of the groundwater resource in these areas and should consider further restrictions upon land use if there is a documented threat of contamination or if aquifers become classified as "highly developed".

6.3.2.10 Consolidation of small lots should be encouraged. To recognize the reduction in density and other impacts resulting from the consolidation of lots, the following should apply for any lot over 1 hectare that is the product of the consolidation of smaller lots: the maximum floor area of a residential dwelling or an accessory building may be permitted to be one and a half times the size permitted on standard lots in the small lot residential designation.

6.3.2.11 Bed and Breakfasts home occupations and vacation home rentals may be permitted providing the number of guests does not exceed the design capacity of the approved sewage treatment system and with the number of guests limited based on lot size.

6.3.2.12 Home occupation regulations should be permitted but limited by regulation to those having little impact on the neighbourhood character and environmental qualities.

Additional Policies for small lots in the Anderson Drive/Whaling Station Bay area:

6.3.2.13 The provision for shared water supply systems and/or sewage and used water treatment involving two or more lots is supported where appropriate to local situations and in

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accordance with the Vancouver Island Health Authority standards.

- 6.3.2.14 One lot, Lot 11 Plan 25736, is adjacent to a water collection system that provides water to property owners in the Whaling Station Bay area. The following policies apply to Lot 11:
- residential development should be restricted to the north-western half of the property;
 - the south-eastern part of the property (as identified in hydrological report by Piteau Associates Engineering Ltd. (2002)" should remain in an undisturbed state (except for measures such as ditching that are required to protect the water resource) and should be protected by a covenant or through transference to local government for protection purposes;
 - before any development is permitted, a site drainage plan should be prepared and implemented in accordance with recommendations from the Piteau Associates Engineering Ltd. (2002) report; and
 - this lot should be included as a Development Permit Area designation on Schedule E for the Protection of the Natural Environment (groundwater resource) to enable the implementation of policies 6.3.2.14 a), b) and c) above.
- 6.3.2.15 Home occupations should be limited to those having no increase in sewage treatment requirements.
- 6.3.2.16 Vacation home rentals should only be permitted if the number of guests does not exceed the design capacity of the sewage treatment system.
- 6.3.2.17 The use of water catchment and storage systems should be particularly encouraged where Bed and Breakfast home occupations and vacation home rentals are taking place.
- 6.3.2.18 The Local Trust Committee should encourage and support initiatives to monitor and address impacts of concentrated development upon health, safety and the environment in this area.

Comment [SZ5]: This is a requirement of Development Approval Information.

Comment [SZ6]: This is not an appropriate residential 'policy' and should be moved to the DPA provisions and property designated correctly.

6.3.3 Rural Residential

Background:

The Rural Residential designations are intended to promote the retention of large parcels of land, while still providing an opportunity for cooperative land sharing. These rural residential areas are intended to maintain rural aesthetic appeal while permitting home occupation and minimizing the impacts on surrounding land parcels.

In the previous Plan the Rural Residential designation was further divided into a Rural Residential designation; a Large Lot Residential designation that was used to identify properties that could be subdivided if there were two long-standing homes built and the owners were owners in common prior to 1991; and Large Lot Residential/Water Resource Protection Area on a 6.5 acre parcel where one additional lot could be created and it was so designated to recognize its role in community water supply.

The retention of large parcels is now considered a primary objective. Property owners had the opportunity to resolve joint ownership issues in the past and it is now considered appropriate that

the primary objective be to retain the large lots. Some options may still be available to allow subdivision in those situations of lots owned as tenants in common.

Area

The areas identified on Schedule B (Map Designations) as RR (Rural Residential) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to promote retention of large parcels of land and existing densities;
- (2) to provide some limited opportunity for land sharing without encouraging subdivision;
- (3) to enable some residents to resolve existing land sharing challenges; and
- (4) to allow for a wide diversity of home occupations subject to regulations which ensure maintenance of the rural residential character of the areas designated rural residential and to ensure minimal negative impact on neighbouring properties.

Policies:

- 6.3.3.1 For subdivision of properties in the Rural Residential designation where two dwellings are permitted, a minimum lot size of one hectare (2.5 acres) should be maintained with no more than one dwelling per lot. A lot size less than one hectare may be considered if the subdivision is for the purpose of creating park, ecological reserve, community land trust or other community service use.
- 6.3.3.2 Exceptions to policy 6.3.3.1 may apply on property described as Lot 10, Plan 48077 designated large Lot Residential / Water Supply Protection Area in the previous plan, a minimum lot size of 0.4047 hectare (1 acre) with an average lot size of one hectare (2.47 acres) may be considered for subdivision.
- 6.3.3.3 The principal use in this category should be residential with any accessory uses consistent with the residential character.
- 6.3.3.4 Only one dwelling unit should be permitted on parcels smaller than 3.5 hectares (8.75 acres) and a maximum of two dwellings should be permitted on lots 3.5 hectares (8.75 acres) or greater.
- 6.3.3.5 Home occupations may be permitted but should be limited to those having little impact on the rural residential character of the area and its environmental qualities.
- 6.3.3.6 Bed and Breakfasts and Vacation home rentals should only be permitted if the number of guests does not exceed the design capacity of the sewage treatment system.
- 6.3.3.7 Public access to the existing trail system should be secured wherever possible through dedication, covenant or easement.
- 6.3.3.8 New road development in association with subdivision in this designation is discouraged and the use of allowances developed as public trails to provide vehicle access to lots created by subdivision in this designation should not be supported.
- 6.3.3.9 The use of water catchment and storage systems should be particularly encouraged where Bed and Breakfast home occupations and vacation home rentals are taking place.

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DRAFT

6.3.4 Forest

Background:

Land in this category has high scenic, aesthetic and ecological value and includes some of Hornby's highly visible elevated land. It is made up of important forested water catchment areas and areas of very steep slope (which are identified on schedule B).

Comment [S27]: Steep slopes and water catchment are not shown on Schedule B. Can be added or reference to different map schedule.

There are many long established and well-used trails enabling public enjoyment of the forest landscape and the scenic viewpoints on the escarpments. Potential for land slippage exists in the steeply sloping areas, evidenced by the closure of the shoreline road from Ford Cove to Shingle Spit due to persistent slides. Public access for recreation is of prime importance to the community. The uniqueness of these areas is intended to be preserved while allowing residential use. Because these areas are vital for water catchment, ground disturbance should be minimized and forest cover retained in order to protect the groundwater recharge function. The whole of the west side of Mt. Geoffrey, known as The Bench, is a slump area particularly vulnerable to earthquake activity.

Area

The areas identified on Schedule B (Map Designations) as F (Forest) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are to:

- (1) preserve scenic, aesthetic and ecological values;
- (2) minimize ground disturbance and retain forest cover in order to protect water catchment areas;
- (3) preserve traditional public trail access through forested areas especially to escarpment view points;
- (4) promote retention of large parcels of land;
- (5) provide some limited opportunity for land sharing without encouraging subdivision,
- (6) maintain the visual quality of the residential neighbourhoods; and
- (7) allow for a wide diversity of home occupations subject to regulations which ensure maintenance of the rural residential character of the areas designated Rural Residential and to ensure minimal negative impact on neighbouring properties.

Policies:

Policies in subsections 6.1 and 6.3.1 apply to this subsection.

6.3.4.1 For any subdivision of properties in the Forest designation, an average lot size of 16 hectares (40 acres) should be maintained, with a minimum lot size of four hectares (10 acres) when subdivision averaging takes place unless the subdivision is for the purpose of creating a park, ecological reserve, other community service use or a community land trust.

6.3.4.2 Residential use of land should be permitted in the Forest designation.

6.3.4.3 Only one dwelling unit should be permitted per parcel and two dwellings if the parcel is over four hectares (10 acres).

- 6.3.4.4 Setbacks of buildings and uses from cliff edges and retention of vegetation should be required to protect the slopes from erosion.
- 6.3.4.5 Home occupations may be permitted subject to land use bylaw regulations and should be limited to those types having a low impact on the natural forested character of the area or other environmental qualities.
- 6.3.4.6 Development Permits should be required for all new construction, road development or other modifications to the ground, or alterations of the forest that may have an impact upon natural biodiversity or ecologically sensitive areas.
- 6.3.4.7 Public access to the existing trail system should be secured wherever possible through dedication, covenant or easement.

Comment [SZ8]: This area must be designated as a development permit area for the purposes of this section.

6.3.5 Housing

Background

A 2008 report entitled *Housing Needs on Hornby and Denman Island* prepared by Eberle Planning and Research notes that “the recent prolonged boom in vacation property sales has affected both islands with steadily rising house prices”. In the last census period, median house prices on Hornby increased by 116% while incomes increased by only 7%. (An income of \$60,000 is required to buy an average non-waterfront home. The median household income is \$37,689.) The number of rental units declined by 7% in this period and now only 18% of dwellings are rented compared with 30% for BC. The average Hornby renter has moved 12 times. While 90% of elders own their homes, almost half of these need repairs.

The report estimates that at least 97 Hornby households are in housing need. The report recommended that a) approximately 30 affordable housing units could address the needs of Hornby renter households in need who prefer ownership, b) ten elder housing units are required to meet anticipated need over the next 10 years, c) secondary suites / dwellings could address the housing requirements for the minimum 17 single-person renter households in need and renters without year-round accommodation and d) provision for emergency/temporary housing would help address housing shortages in the summer and housing crises in the winter. It also proposes support for renters, repair assistance for elder home-owners and home care for elders. The 2004 Hornby Island Advisory Housing Committee Report included recommendations with respect to secondary units, temporary summer accommodation and the formation of a community land trust.

There are three Hornby Island organizations with a housing focus: Hornby Island Elder Housing Society, Islanders' Secure Land Association and Hornby Outer Island Housing Society. Two properties are currently zoned for community housing.

For purposes of interpretation the following terms are used in this section:

“Affordable Housing” – housing that is by intent and policy more affordable than identical housing that is or could be provided elsewhere in the community and is housing that by design and size provides for residential accommodation that can be acquired with 30 per cent of the median gross income of families or individuals on Hornby Island.

“Rental Housing” is housing that is available by payment of rent for occupancy for a minimum of one month and can include any form of housing that is available for rent.

“Special Needs Housing” is housing to accommodate persons who may have special needs due to age, health, disability or other factors that may require special housing characteristics.

“Community Housing” is housing that is provided specifically by bylaw to address affordable or special needs housing requirements, including housing that is provided on land designated for community services use, but community housing does not include housing that may be provided as part of a land cooperative; as a secondary suite; as part of a mixed use development such as in association with a commercial land use or as a secondary dwelling on a property; even though such housing may contribute to the provision of housing that is affordable, available for rent or that accommodates the needs or persons with special needs. The Community Housing designation is intended to designate areas that would be suitable for such housing.

Land Co-operatives involve co-operative ownership of some large parcels which have been viewed as consistent with the character of the community. The co-operative lifestyle on rural large parcels of land has required fewer roads, allowed sharing of resources, and made the acquisition of property more affordable for members. The Land Co-operative designation is intended to promote the retention of larger parcels and rural character, while still providing an opportunity for cooperative land sharing and the benefits it provides in terms of affordable housing. Land in this designation may be held by organizations such as community land trusts, co-operatives established under the “Cooperative Association Act” or under a corporate ownership structure owned by resident shareholders.

Area

The areas identified on Schedule B (Map Designations) and areas with the CH (Community Housing) and LC (Land Cooperative) designations in particular are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to provide for a range of housing opportunities including the creation of affordable, rental and special needs housing;
- (2) to enable affordable, rental and special needs housing options that are compatible with the Island's environment and character;
- (3) to provide for community initiatives to address the housing needs associated with age, disability, and/or moderate and low income through the provision of community housing;
- (4) to provide opportunity for non-profit housing situations to meet the needs associated with age, disability, and/or moderate and low income; and
- (5) to support land cooperatives with the intention of providing opportunity for common ownership through co-operative land tenure.

Community Housing Policies

Policies in Section 6.1 and section 6.3.1 apply to this subsection.

6.3.5.1 The principal use in the Community Housing (CH) designation should be affordable or special needs residential.

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6.3.5.2 Parcels designated residential that have demonstrated ability to meet Provincial Ministry standards of water, used water (sewage and waste water) treatment and other health and environmental requirements, may be considered upon application for a Community Housing designation and subsequent site specific rezoning and regulations. A development plan should be requested upon application for redesignation or rezoning that includes information and future development phases including projected densities, impacts on the land and neighbourhood including the provision of waste supply, waste disposal and retention of natural vegetation.

Comment [SZ9]: Development Approval Information

6.3.5.3 A housing agreement may be required upon application for redesignation and rezoning to Community Housing.

6.3.5.4 Criteria that should be addressed in the provision of community housing includes:

- (a) the form of tenure of the housing units;
- (b) the availability of the housing units to classes of persons if special needs are to be accommodated;
- (c) the administration and management of the housing units, including the manner in which the housing units may be made available to persons within a class referred to in paragraph (b); and
- (d) rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time, as specified in an agreement or as determined in accordance with a formula specified in an agreement.

6.3.5.5 Community housing developments should only be located where there is compatibility with existing and potential land use on neighbouring parcels.

Comment [SZ10]: This policy may be problematic in a rezoning if surrounding properties do not share similar attributes.

6.3.5.6 Community housing developments should be of a scale and character that is compatible with the neighbourhood ambience and the natural environment.

6.3.5.7 Lot A, Section 11, Hornby Island, Nanaimo District, Plan VIP87054 and Lot 1, Section 11, Hornby Island, Plan 87990 may be used to provide affordable or special needs housing.

6.3.5.8 Universal access design principles should be incorporated into the built environment to support the provision of equitable access for all abilities.

Affordable Housing

6.3.5.9 Shared land ownership is recognized as one means of providing a more affordable ownership of land and may be supported in land use regulation in lieu of subdivision of land where supported by policy in section 6.3.3 and section 6.3.6 of this Plan.

6.3.5.10 A campsite operated by a non-profit society may be considered within the Community Service Use designation as a means to provide temporary summer accommodation for summer workers, summer visitors and displaced residents who cannot otherwise find accommodation.

Comment [SZ11]: LUB cannot regulate ownership. Consider whether it could be specified as a non-commercial facility. It may be difficult to enforce zoning that would be different from an ordinary campground use.

6.3.5.11 Housing should be permitted on land designated for community service use provided it is affordable housing ~~such housing is affordable~~ or provides for persons with special needs.

Comment [SZ12]: Change to defined term 'affordable housing' for consistency.

Rental Housing

6.3.5.12 Residential use should be an accessory use on land zoned commercial use and may be a means to provide rental housing opportunities.

6.3.5.13 A secondary suite, limited in size and contained within a permitted dwelling, may be permitted on larger rural lots (in accordance with policies in section 6.3.3 (Rural Residential) of this Plan) and despite section 6.3.3 on lots larger than 2.0 hectares, in order to provide rental opportunities provided the owner or residential tenant occupies the principle residence.

Comment [SZ13]: Reduced from 3.5ha by LTC February 1, 2013. For discussion.

6.3.5.14 A detached unit used to provide non-permanent accommodation for a relative or a care-giver or to provide non-permanent affordable ~~rental accommodation housing to a community resident~~ may be permitted through a Temporary Use Permit (in accordance with guidelines specified in Section 6.10 (Temporary Use Permits)), but use of such a permit will only establish the temporary nature of such use and will not manage who can occupy the non-permanent accommodation.

Comment [SZ14]: Can't specify who the housing is for.

Advocacy Policies for Rental Housing

6.3.5.15 Owners of land where a second dwelling is permitted are encouraged to provide the second dwelling as ongoing rental accommodation to increase the available rental housing supply unless the second dwelling is otherwise used or needed for use by the owner.

6.3.5.16 Written agreements under the *Residential Tenancy Act* are strongly encouraged for the rental of dwelling units.

Special Needs Housing (including housing for seniors)

6.3.5.17 Lot B, Section 10, Nanaimo District, Plan 18085, which is zoned for elder housing, may be considered for zoning amendments to increase the number of units, according to the carrying capacity of the property and may be expanded through the acquisition of adjoining land.

Comment [SZ15]: Specify if this is based on ground water; septic capability or other criteria.

6.3.5.18 A supported living facility, a hostel and other facility for providing emergency and/or temporary accommodation should be permitted on land zoned for community service use (in accordance with policies in section 6.2 (Community Service Use) of this Plan).

6.3.5.19 The Local Trust Committee may explore opportunities for temporary accommodation for summer workers and/or displaced residents.

6.3.5.20 Parcels designated residential that have demonstrated ability to meet Provincial Ministry standards of water, used water (sewage and waste water) treatment and other health and environmental requirements, may be considered upon application for a special needs housing designation and subsequent site specific rezoning and regulations. A development plan should be ~~requested upon application for redesignation or provided with any application for~~ rezoning ~~that includes information and shall include information regarding~~ future development phases including projected densities, impacts on the land and neighbourhood including the provision of waste supply, waste disposal and retention of natural ~~vegetation~~.

Comment [SZ16]: Requirement for Development Approval Information – incorporate into s. 7.3

Advocacy Policies for Special Needs Housing

- 6.3.5.21 Hornby Island residents are encouraged to provide and support home care and home repair assistance initiatives for seniors as a means of extending the opportunities for independent living.
- 6.3.5.22 Where appropriate to person's needs and preferences, Hornby Island residents are encouraged to make available in their homes opportunities for boarding and other joint living arrangements to expand the range of living opportunities for persons with special needs or who seek affordable housing.

Land Co-operatives

- 6.3.5.23 Upon application, properties 4 hectares or greater may be considered for ~~redesignation as "land co-operative"~~ and for rezoning ~~based upon~~ supported by submission of an impact assessment plan a development plan that addresses projected densities, provision for water supply and waste treatment, impacts on the neighbourhood, retention of vegetation and a limited footprint on the land resulting from restricted size of dwellings and shared facilities where possible.
- 6.3.5.24 Three properties have been designated as Land Co-operatives as a result of this Plan. Subsequent land use bylaw regulations may be created to address historical situations where parcels are in common ownership with each member owning a share believing the share granted him/her the right to build a house.
- 6.3.5.25 The principal permitted uses in this designation should be residential and agricultural.
- 6.3.5.26 Home occupations subject to land use bylaw regulations may be permitted but should be limited to those having little impact on the area's character and environment.

Comment [S217]: Requirement for development approval information. Incorporate into s.7.3

6.4 Agricultural

6.4.1 Agricultural

Background:

The early development of Hornby Island included agriculture as a primary occupation. However by 2009 the Assessment Authority listed 190 parcels with an agricultural assessment. Many of the largest holdings with good soil have now been subdivided or are vacant. Residential uses of agricultural land has increased pressure for subdivision. Small-scale farming operations serving primarily local needs are prevalent.

Policies in this section refer to the use of any land for agriculture and do not necessarily deal with issues of preserving land in the Agricultural Land Reserve. Section 6.4.2 of this Plan contains policies on the preservation of the Agricultural Land Reserve which is considered a natural resource of the Island. Land Use Bylaws in Agricultural areas have a traditionally established a minimum subdivision potential of 16 hectares (39.5 acres) or greater unless otherwise noted.

Agriculture on Hornby has been declining and many prime agricultural regions have previously been subdivided or are not being actively farmed.

Area

The areas identified on Schedule B (Map Designations) as AG (Agriculture) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (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; and
- (4) to ensure agricultural practices do not cause contamination of the groundwater resource.

Policies:

Policies in subsection 6.1 apply to this subsection.

6.4.1.1 For any subdivision of properties designated Agriculture a minimum parcel size of 16 hectares (39.5 acres) should be maintained except that a minimum parcel size of 4 hectares (9.88 acres) should be permitted on the portion of Parcel C (DD 199735I) of the South East ¼ and the East ½ of the South West ¼ of Section 10, Hornby Island, Nanaimo District.

6.4.1.2 The principal uses in this designation should be agriculture and residential.

6.4.1.3 One dwelling (which may contain a secondary suite) may be permitted on lots smaller than 3.5 hectares (8.6 acres).

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; or if authorized as a non farm use by the Agricultural Land Commission.

6.4.1.5 Home occupations which do not impinge upon the principal farm use and which will not cause any degradation of the land nor reduce its capability for agricultural production should be permitted, subject to bylaw regulations and should comply with Agricultural Land Commission regulations where applicable.

6.4.1.6 All agricultural activities should be conducted in accordance with the Agriculture Waste Control Regulation, *Waste Management Act*, the *Farm Practices Protection (Right to Farm) Act* and the *Health Act* administered by Ministry of Environment.

6.4.1.7 Commercial land-based aquaculture operations should be regulated by zoning. Before any application for a rezoning to allow upland aquaculture (using freshwater or saltwater ponds or tanks) ~~should be are~~ considered, a site specific analysis of the potential impacts of water consumption, waste disposal, drainage or potential spills on the surrounding land and upon surface water and groundwater may be required.

Comment [SZ18]: Requirement for development approval information. Incorporate into s. 7.3

Advocacy Policy

6.4.1.8 The spreading of agricultural waste should be regulated such that water courses or groundwater resources are not contaminated.

6.4.2 Additional Policies for Land in the Agricultural Land Reserve

Background:

Agriculture is the traditional land-based economic activity of Hornby Island. There are about 824 hectares (2060 acres), 27% of the land base, in the Agricultural Land Reserve, and subject to the Agricultural Land Commission Act, which was intended to preserve land with agricultural potential to provide a secure source of food for the future residents of the Province. Farming is encouraged in parcels within the Reserve and non-farming use is regulated by the Commission.

There are 102 parcels on Hornby located within the Land Reserve. The average area of these parcels is 7.2 hectares (18 acres). This land is of high to medium capability for agriculture and is reserved for present or future production. Schedule C, the land status map, identifies land in the Agricultural Land Reserve and Schedule B, the land use map, shows land used primarily for agriculture, most Agricultural Land Reserve land falls in that category.

Area

The areas identified on Schedule B (Map Designations) as AG (Agriculture) and lands within the Agricultural Land Reserve are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to retain land with potential for agriculture;
- (2) to ensure that agricultural land in the land reserve is not degraded; and

- (3) to enable accessory uses that are compatible with farming and the preservation of agricultural land.

Policies:

- 6.4.2.1 The retention of the Agricultural Land Reserve and the Agricultural Land Commission to protect against the loss of the potential for self-sufficiency in agricultural production in the Province of British Columbia is supported.
- 6.4.2.2 Land designated agricultural that is proposed for non-agricultural uses deemed to be in the public interest by both the Agricultural Land Commission and the Local Trust Committee may be considered for rezoning and for removal from the Reserve, the latter being preferred if other land of comparable or better agricultural potential being added to the Reserve.
- 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.
- 6.4.2.4 To support existing agricultural operations, accessory uses should be permitted where such uses do not impinge on the principal farm use and will not degrade the land nor reduce its capability for agricultural production, provided such uses are authorized by the *Agricultural Land Commission Act*.
- 6.4.2.5 Temporary non-agricultural uses of existing buildings on agricultural land involving no impact upon the land itself or the principal farm use, may be considered upon application for a Temporary Use Permit which may include specific conditions to address impacts such as noise, parking, water, supply and waste disposal.
- 6.4.2.6 Uses should be regulated in buffer areas on properties adjacent to land in the Agricultural Land Reserve to minimize any adverse impacts.
- 6.4.2.7 Soil removal except for purposes of improving the agricultural soil resource on Agricultural Land Reserve lands subject to provisions of the *Agricultural Land Commission Act* should not be permitted.
- 6.4.2.8 The processing and sale of farm products together with the retailing of some off-farm products as authorized by the Agricultural Land Commission should be permitted.
- 6.4.2.9 Farm Use as defined by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation is permitted within the Agricultural Land Reserve and may be regulated by land use bylaw.
- 6.4.2.10 Education and research facilities except schools under the *School Act*, should be permitted, provided that the buildings and structures necessary for education and research do not exceed 100 m² on any parcel.

Advocacy Policies

- 6.4.2.11 The Ministry of Energy, Mines and Petroleum Resources is requested to ensure there is no extraction of gravel in areas designated agricultural.

6.5 Commercial and Home Occupations

Background:

Commercial use policies are classified into retail and personal service and visitor accommodation. In 2010 there were 14 properties zoned commercial on the Island. 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, visitor accommodation and commercial general.

Home occupations also provide some opportunity for commercial activity and may involve the sale of products produced on site or provision of personal services. These uses are permitted in residential areas and so are not designated as a separate land use on Schedule B. Home occupations are permitted only if the residential character of the property is maintained and the product or service is produced by the resident. When a business retails products not produced on-site or at such a large scale that the impact on the property changes the residential character, then appropriate commercial zoning is required.

6.5.1 Retail and Personal Service

Background:

The three existing retail commercial designations on the Island (Co-op Corner, Shingle Spit, and Ford Cove as well as one limited commercial designation {Syzygy}) are shown on the land use map, Schedule B. The Co-operative store, which has a large community membership, is located centrally on the Island near Tribune Bay. This is the busiest commercial area on the island and its services include groceries and hardware departments, post office, liquor outlet, gas bar and independent local merchants operating small-scale food and retail businesses. Ford Cove dock provides the only sheltered moorage on Hornby Island and historically this area has developed to provide marine-related services. It is accessed from land by a steep and narrow heritage road and the location imposes constraints, including for parking. Ford Cove store provides grocery and other retail services. The Shingle Spit commercial area is located at the ferry terminal and provides a restaurant, pub, liquor store and visitor accommodation units. A co-operative bakery operates at Syzygy on Central Road, with a number of associated small businesses including a popular pizza outlet.

Area

The areas identified on Schedule B (Map Designations) as CS (Retail and Personal Service) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to support the existing pattern of one major and three lesser centres for general or limited commercial uses;
- (2) to protect the environment from degradation and resources from depletion while providing opportunity for commercial activities;
- (3) to protect the integrity of quiet residential and rural neighbourhoods;
- (4) to prevent commercial strip development; 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.

Policies:

6.5.1.1 The commercial development at the intersection of Central Road and Shields Road as part of the Co-op property should be retained as the major commercial service centre for Hornby Island.

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).

~~6.5.1.3 Limited commercial use for a bakery may be retained on part of the south ½ of the southeast ¼ of Section 15, Nanaimo District, Hornby Island currently known as the Cardboard House Bakery lot.~~

Comment [SZ19]: Not required. Zoning reflects commercial use. Ensure correct designation.

6.5.1.4 Limited expansion of commercial zoning to allow for small scale retail and personal service use with secondary residential use may be considered based upon the following criteria:

- a) close proximity to existing commercial sites to reduce travel requirements and greenhouse gas emissions;
- b) protection of the rural character of the island and the area of proposed development;
- c) minimization of impacts upon adjacent lands;
- d) provision of a sustainable water supply, waste treatment and parking;
- e) retention of trees and green space;
- f) utilization of low-energy technologies;
- g) safe traffic pedestrian and vehicle traffic patterns and promotion of pedestrian friendly and bicycle use facilities and other green initiatives where practical such as home delivery; and
- h) in locations as provided for in policy 6.2.7 (Community Service Use) of this Plan.

6.5.1.5 The degree of servicing, including roads and parking, the provision of open space, signage and the form and character of any new commercial development should be regulated through Development Permit.

6.5.1.6 The minimum parcel size should be one hectare (2.5 acres) for any subdivision of property designated for commercial use.

6.5.1.7 The principal land use should be small-scale commercial business.

6.5.1.8 Residential use may be permitted as a use secondary to a commercial use.

6.5.1.9 Regulations for any commercially-zoned lot may provide for a mix of compatible uses to enable a clustering of services on land designated as commercial.

6.5.1.10 Ribbon or strip development is not supported.

6.5.1.11 Temporary Use Permits may be permitted for:

- a) temporary use;
- b) a period of evaluation of a new commercial venture (that does not involve significant new development) prior to application for rezoning;
- c) uses for a period of time to enable impacts to be assessed before any further permitting of the use; or

- d) seasonal activities.

Comment [SZ20]: Cross reference in TUP provisions in the land use bylaw.

- 6.5.1.12 Land may be rezoned to supply an off-site parking lot to a commercial use within 100 meters of the property containing the commercial use without an amendment to the Official Community Plan map Schedule "B" provided the zone does not permit associated structures nor human habitation of vehicles.

6.5.2 Visitor Accommodations and Tourism

Background:

Hornby Island has become widely known for its scenery, recreational opportunities, ambience, and locally created crafts and art. 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. Island services, such as ferries, roads and the recycling depot, become heavily loaded in the summer. Fragile ecosystems are susceptible to degradation. The greatest demand for water is generated at the time of declining groundwater availability while the adequacy of existing systems to handle the volume of sewage and used water is questionable. The large influx of people can be stressful to a small community and can present safety and law enforcement problems.

This creates the challenge of providing visitor accommodation in a manner and at a level that caters to visitors and provides much-needed employment while protecting the Island's environment, sustaining its resources and amenities and preserving the ambience and character of the community.

Unsupervised and unserviced camping is not considered desirable because of the impact on quiet residential or rural neighbourhoods, the risk of fire, and because public services are not readily available. The provision of such facilities as public washrooms and waste disposal sites could place a burden on the available water supply and thereby threaten the availability of those resources for use by the local community population. Currently, the Island is supplied with visitor accommodations in the form of five campgrounds, three resorts with rental cabins and a restaurant, and several Bed and Breakfasts. Short-term rental of residential units has been a long-standing means of providing visitor accommodation, but there is also concern about impacts, both in neighbourhoods and cumulatively.

The Whaling Station Bay/Anderson Drive area and other small lot areas have been identified as having ground water supply problems due to density of development and vulnerability of the aquifer. Limiting occupancy for any visitor accommodations (e.g. Bed and Breakfasts) to levels of an average household size (four persons according to Statistics Canada) may help address such water supply issues.

Area

The areas identified on Schedule B (Map Designations) as VA (Visitor Accommodation) are subject to the following objectives and policies.

Comment [SZ21]: AMEND: The following policies are limited to those areas designated VA however they are applicable to residential and commercial properties more broadly.

Objectives:

The objectives of this subsection are:

- (1) to allow, through appropriate zoning, for a variety of types of small-scale visitor accommodation operations that meet health, safety and environmental objectives;

- (2) to allow forms of accommodation which have the least impact on the quiet rural character of the Island;
- (3) to ensure all accommodations can be adequately serviced;
- (4) to allow for recreational opportunities to the citizens of the Province without stressing the existing natural and social systems and services;
- (5) to encourage a kind of tourism which is compatible with preserving and protecting the environmental and social qualities of Island life for present and future generations and to discourage large scale tourist accommodation;
- (6) to emphasize activities which involve quiet, low impact use of existing natural features and amenities rather than man-made ones; and
- (7) to prevent undue cost to the local taxpayers in providing basic facilities for visitors.

Policies:

6.5.2.1 Accommodation for visitors should be environmentally sensitive, small-scale and low density and may be dispersed around the Island. Convention centers or multi-room hotels should not be permitted.

6.5.2.2 "Destination resort" type development, designed to draw large numbers of tourists at one time, is considered inappropriate on Hornby Island and should not be permitted.

6.5.2.3 Applicants for visitor accommodation zoning should provide a Development Plan and be able to demonstrate that there is sufficient available water supply (including utilizing rainwater catchment and storage systems), effective and approved sewage and used water treatment, waste disposal capability and adequate provision for parking to serve the business and clientele both at the time of application and at ultimate projected growth levels. A hydrological study may be required in situations where there is reason to be concerned about impacts upon the groundwater resource.

Comment [SZ22]: Requirement for development approval information. Incorporate into s. 7.3

6.5.2.4 ~~The scale of use, the degree of servicing, including roads and parking, the provision of open space, signage and the form and character of any new commercial development for visitor accommodation should be regulated through Development Permit to retain a rural character and reflect community values.~~

Comment [SZ23]: OMIT – plan does not currently designate all potential commercial/visitor accommodation properties. Cannot direct future amendments to include these.

6.5.2.5 Campgrounds and other tourist facilities should be permitted only by rezoning. Only campgrounds without individual hook-up of power and water services are considered appropriate. One existing property, Lot A Plan 38493 Section 13, known as Bradstdadslands, is designated rural residential but has a historical legal non-conforming use as a campground. The use would cease to be legal if it is discontinued for more than one consecutive year. As with any other property, legal and conforming campground use for this property could only be considered upon application for redesignation and rezoning.

6.5.2.6 Visitor accommodation may be considered in the following situations if enabled by other policies of this Plan:

- a) Small resorts, hostels, lodges, cabins and camping facilities, guest houses or vacation home rentals on non-Agricultural Land Reserve land; and

- b) vacation home rentals and agri-tourism accommodation on Agricultural Land Reserve Land in accordance with Agricultural Land Reserve policy and regulations if zoning allows such a use.

6.5.2.7 Small-scale Bed and Breakfasts should be permitted as a home occupation and should be regulated to ensure that the residential character of the site is maintained and that there is sufficient provision for parking, water supply and approved waste disposal and minimal impact on adjacent properties.

6.5.2.8 Due to the limited availability of restaurants at certain times of the year Bed and Breakfasts may be allowed to provide a full complement of meals to overnight guests only, subject to Vancouver Island Health Authority standards for water supply, food preparation and waste disposal.

Advocacy Policies

6.5.2.9 Rainwater catchment and storage systems and water conservation are encouraged for all types of visitor accommodation.

6.5.2.10 New developments and promoted events are encouraged to focus upon year-round and off- season activity rather than upon attracting more visitors during the summer peak season.

6.5.2.11 A position of "welcome with information" to tourism use of the Island is encouraged as a means to inform visiting tourists about best practices when visiting the island.

6.5.2.12 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.

6.5.2.13 Toilet facilities at beaches and the provision of safe fresh water from community wells is supported for the use of visitors to the Island.

6.5.2.14 The RCMP is requested to provide adequate policing on the Island particularly in the summer months to address issues of safety and public disturbance.

6.5.3 Vacation Home Rental

Background

Given the island's increasing popularity as a summer destination, there has been increasing demand for visitor accommodation and a tradition has been established of some home owners renting their cottages or homes for short periods of time predominantly during the summer months.

Property owners benefit from the opportunity to raise funds whether to assist with property costs or as a means to augment income while retaining their residence for its primary residential use for most of the year. Visitors benefit from a range of accommodation options to experience the Island's environment and amenities. The community benefits from the economic inputs from these visitors.

Objectives:

The objectives of this subsection are:

- 1) to allow vacation home rental use while ensuring that the residential use of property and its residential character are retained; and
- 2) to address potential impacts of vacation home rentals.

Policies:

6.5.3.1 Where a dwelling is permitted on a parcel by the land use regulations, the rental of that dwelling as a vacation home rental should be permitted in the zoning regulations:

- a) provided that the owner or tenant of the parcel is ordinarily resident on the property and the vacation home rental use is occurring during the temporary absence of the owner or tenant; or
- b) where the owner of the parcel resides seasonally in the dwelling and the vacation home rental use is occurring during the absence of the owner; or
- c) where the owner or tenant is residing in another lawful dwelling on the property while the vacation home rental is occurring

6.5.3.2 Vacation home rental use should be subject to regulations which:

- a) require a level of continuous occupancy that allows visitors to experience and develop an awareness of the local community and Hornby Island in general through a vacation experience;
- b) limit the portion of year that a vacation home rental use may be in operation so as to ensure that the residential use of the property is retained;
- c) limit the total number of bedrooms and beds which may be accommodated based on the area of the lot on which the dwelling is located so as to ensure that the scale of vacation home rental occupancy does not exceed what might otherwise be accommodated by normal residential use;
- d) require adequate off-street parking spaces to limit vehicle crowding on public roadways;
- e) ensure that the residential appearance and character of a property is not altered by the vacation home rental use; and
- f) require that accommodation be within the permitted dwelling and prohibit camping or use of tents or recreational vehicles for vacation home rental use.

6.5.3.3 Owners of vacation home rentals, especially those located in the Whaling Station Bay/Anderson Drive area and other small lot areas are strongly encouraged to minimize impacts upon groundwater resources by:

- a) utilizing a rainwater catchment and storage system;
- b) installing water-saving fixtures; and
- c) providing information about water conservation practices to all guests.

- 6.5.3.4 Vacation home rentals that do not comply with limitations imposed by land use regulations may be considered upon application for Temporary Use Permit.
- 6.5.3.5 Vacation home rental use should be subject to regulations, depending upon location and site characteristics, which require that property owners provide evidence that the sewage system is capable of supporting the proposed occupancy load.
- 6.5.3.6 Owners of vacation home rentals are encouraged to form an association to establish bylaws or best practices that would be required of all members in good standing and to consider informing owners, visitors and other interested persons of Local Trust Committee regulations. Any such association is encouraged to augment such regulations with other requirements that would assist in resolution of any potential issues that may arise such as requiring on-island contact information of association members or managers who could respond in a timely manner to neighbourhood issues.
- 6.5.3.7 Owners of vacation home rentals are encouraged, in the absence of any association membership, to provide contact information to visitors and neighbours and to provide timely response to issues that may be presented to them in relation to the vacation home rental use.
- 6.5.3.8 The Local Trust Committee should monitor the rate of use of vacation home rental development and be satisfied that such use is not increasing the commercial use of the housing stock so as to effectively displace the ability to provide residential housing.
- 6.5.3.9 The Local Trust Committee should consider reviewing with the community the regulations for vacation home rentals in 2017.

6.5.4 Commercial/Residential General

Background

The Fords Cove area contains three properties that have historically been zoned for broad range of commercial uses, ranging from retail to resort use. The properties are not generally used for such commercial purposes at the present time and the zoning reflects a historical circumstance. The current owners have secured the properties with the commercial zoning, generally use their properties for residential purposes and may be reluctant to relinquish such commercial zoning unless it is done in a fair manner and is equitably applied to all affected landowners. The Local Trust Committee also faces the challenge of seeking to balance the needs of the larger community regarding commercial land use and that of the individual property owners and to also think of the needs of future generations.

Area

The areas identified on Schedule B (Map Designations) as CRG (Commercial/Residential General) are subject to the following objectives and policies.

Comment [SZ24]: Check all map references.

Objectives

The objectives of this subsection are:

- (1) to recognize the historical commercial zoning of this area; and
- (2) to encourage residential land use for this area with limited or no commercial use in consultation with all of the affected land owners.

Policies

- 6.5.4.1 Zoning regulations should allow for residential use and limited retail and personal service or visitor accommodation.

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- 6.5.4.2 An increased density of residential development may be considered if other commercial land uses currently permitted by zoning are removed from the list of permitted uses in the zone applicable to this area or from a particular property that is subject to the rezoning application.

6.5.5 Home Occupations

Background:

Home Occupations are allowed to various degrees in most designations that permit residential uses. A home occupation is a type of commercial activity involving limited services and the sale of products crafted in the home or upon a property. General retail sale of fabricated products produced off the Island is not considered a home occupation. The retail sales of materials used in a home occupation (such as lumber, fabric and potting clay) is considered part of the home occupation. Home occupations must be clearly secondary to residential use and the character of the property must remain residential in appearance. There has not been any distinction in the type of permitted home occupation based upon lot size in zoning regulations to date but policies have existed that provide guidance in the development of new home occupation regulations.

Another form of home occupation is provision of accommodation as a Bed and Breakfast home occupation or as a second dwelling vacation rental home occupation on lots with more than one legal dwelling. There has been a tradition of offering Bed and Breakfast accommodation or the rental of one's home for short periods of time (a week or two). The Bed and Breakfast use and rental of a second dwelling on a property is addressed as a home occupation and vacation home rental of a primary residence is addressed in section 6.5.3 (Vacation Home Rental).

In order to provide a range of possible activities that are compatible with the neighbourhood and environment home occupations can be regulated differently on different sizes of lots or in different areas if the island. Furthermore as opportunities for affordable housing develop, opportunities for home occupations that are unique to the needs of such housing might be considered.

Area

The areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to encourage small businesses to enhance the economy and self reliance of the Island community;
- (2) to allow opportunities for residents to carry out limited businesses on the property of their residence;
- (3) to ensure that there is no degradation of the environment or depletion of natural resources; and
- (4) to retain a rural and/or residential character in all neighbourhoods.

Policies:

6.5.5.1 Home Occupation means an occupation or profession conducted for gain by a full-time or part-time resident of the lot on which the dwelling is located. Home Occupation use should be clearly incidental to the use of the dwelling or parcel for residential purposes.

The types of home occupation uses are:

- a) Limited Home Occupations which should be allowed on all properties less than 0.1 hectares designated on Schedule B for residential use and should be conducted entirely within the permitted dwelling;
- b) Basic Home Occupations which should be allowed on all properties 0.1 hectare or larger and less than 2.0 hectares designated on Schedule B for residential use and

Comment [SZ25]: EXPAND definitions in LUB to include these categories of home occupations.

- should be conducted within the dwelling, a permitted accessory building or outdoors on the property if the use is screened; and
- c) Extended Home Occupations, which should be allowed on all properties 2.0 hectares or larger designated on Schedule B for residential use, should be conducted within the dwelling, a permitted accessory building or outdoors on the property if the use is screened.
- 6.5.5.2 Home Occupations should be permitted as a secondary use to a permitted residential use and should be regulated by land use bylaw.
- 6.5.5.3 Any occupation involving significant use or production of toxic, odour causing or flammable materials and/or conducted at a scale or in a manner that may cause public or environmental health risks should not be permitted as a Home Occupation use.
- 6.5.5.4 Home Occupations should be regulated according to the nature of the enterprise and the potential impacts to the environment and surrounding properties such as water supply, waste disposal, noise, odours and visual impact.
- 6.5.5.5 Basic and Extended Home Occupation regulations should be designed as follows:
- to protect groundwater catchment areas from pollutants;
 - to require screening that ensures that wide buffers of native vegetation are left along roads and property lines;
 - to ensure that no activity involving emission of toxic or irritant material should be permitted that does not conform to the Provincial regulations and guidelines;
 - to require that occupations that generate on-going noise (such as machine shops and woodworking shops) are conducted in fully enclosed and insulated buildings with sufficient setbacks from adjacent properties;
 - to require that operations that create significant noise (such as stationary saw-milling) are restricted to larger lots with appropriate setbacks and/or buffering;
 - to address the size of buildings used for Home Occupations;
 - to ensure signage and lighting are compatible with the rural landscape; and
 - to exclude certain activities that may require a significant water supply, generate waste disposal, odour or noise or involve other potential environmental impacts.
- 6.5.5.6 Bed and Breakfasts operated within a dwelling should be permitted as a home occupation use and should be operated in accordance with land use bylaw regulations.
- 6.5.5.7 The rental of a second permitted residential dwelling unit for the temporary accommodation of paying guests while the first dwelling unit is occupied by the resident of the property should be permitted as an extended home occupation.
- 6.5.5.8 Coaching and teaching facilities with minimal environmental impact may be allowed as extended home occupations and should be operated in accordance with land use bylaw regulations.
- 6.5.5.9 Excluded activities may be considered following an application for a Temporary Use Permit which would carry certain conditions to address potential impacts.
- 6.5.5.10 Home occupations may be established on a site specific basis on lots zoned for community housing.

Comment [SZ26]: REVISE or DELETE ambiguous and unclear.

6.6 Recreational

6.6.1 Outdoor Recreation

Background:

Most of the outdoor recreation opportunity is provided by the natural features of Hornby: the coastal waters, shoreline areas and the forested interior accessed through a long-established system of traditional trails. The Island is endowed with a rich variety of recreation options—from kayaking, sailing or scuba diving off shore, hiking, biking or riding on Mount Geoffrey, strolling along the trails of Helliwell, to relaxing on Tribune Bay's beaches. In addition to the Provincial and Regional Parks and properties under Ministry of Transportation and Infrastructure jurisdiction noted in subsection 3.3.12, the Community School playing field and the Joe King Park (Hornby Island Athletic Association) also provide opportunities for outdoor recreation.

Following amendments to the *Occupier's Liability Act* in 1998, ~~there is now very minimal liability with respect to people using trails on private land. People entering a property people using a marked recreational trail for~~ recreation purposes are "deemed to have willingly assumed all risks".

Comment [SZ27]: REVISE

In 2010 the Ministry of Transportation and Infrastructure divested beach access parks at Sandpiper, Hidden Beach, Grassy Point and Clamshell Place to the Comox Valley Regional District. The Hornby Island Residents and Ratepayer's Association is under contract with the regional district to manage these beach access parks.

Area

The areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to retain the traditional accesses to shoreline, beach areas, Crown land, and viewpoints; and
- (2) to ensure that outdoor activities are compatible with the natural environment and with the rural ambience of a small island.

Policies:

- 6.6.1.1 Present public accesses to the waterfront and Crown land, as shown on the Schedule C, should be continued and maintained in a safe condition and additional accesses should be obtained, where possible, at time of subdivision, or rezoning.
- 6.6.1.2 No activities that would restrict public access to or across the beaches should be permitted.
- 6.6.1.3 Overnight parking or camping on public land or beaches should be discouraged for health and fire protection reasons.
- 6.6.1.4 Viewpoints and access to them should be protected in any way possible.

- 6.6.1.5 Outdoor recreation activities that pose a threat to the environment or to public enjoyment of public amenities should not be permitted.

Advocacy Policies

- 6.6.1.6 The Ministry of Transportation and Infrastructure is requested to:
- a) maintain and sign public accesses;
 - b) ensure that they are not used for camping, overnight parking or obstructed by adjacent land owners;
 - c) where required and formally requested by the community, construct and maintain safe steps made from natural materials such as stone and wood to access public beach areas;
 - d) prevent unauthorized encroachment upon or disturbance of these areas (such as structures, tree cutting, garbage dumping or obstruction of access);
 - e) support local stewardship arrangements for the water accesses and allowances not in use for roads.
- 6.6.1.7 Motorized outdoor recreation activities on the land, on the water adjacent to the shoreline and in the air above or adjacent to the Island are not considered appropriate and should be discouraged or restricted by bylaw where such restrictions can be enacted.
- 6.6.1.8 Organizers of outdoor recreation activities or events should ensure that these do not unduly interfere with the public access and enjoyment of the land and should provide adequate toilet facilities that comply with Provincial regulations.
- 6.6.1.9 Activities that have little or no impact upon the environment are considered preferable forms of outdoor recreation.
- 6.6.1.10 Initiatives to educate the public to prevent damage of natural features should be developed and supported.

6.6.2 Recreation Facilities

Background:

Because of the Island's distance from the nearest town, some residents of Hornby Island wish to have a range of recreational facilities of an appropriate scale provided on the Island. Residents are not able to use regional facilities without the additional cost of transportation and sometimes overnight accommodation off-Island. It is anticipated that if the year-round population grows, and as more people move to Hornby from urban areas, there will be an increased focus in the community upon providing additional recreational facilities. In particular, there has been continuing interest in establishing a public swimming pool. An increase in summer residents and visitors may generate requests for the provision of commercial recreational activities.

Area

The areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to encourage appropriate use of natural recreational opportunities rather than develop significant artificial infrastructure;
- (2) to minimize the impact of recreation facilities on the natural environment;
- (3) to ensure that any recreational facility is of a scale appropriate to the rural nature and size of the Island;
- (4) to ensure that any new facilities are broadly supported and do not place a heavy burden upon taxpayers; and
- (5) to ensure that facilities, if located on Crown land or publicly funded, be accessible to all of the community.

Policies:

6.6.2.1 All recreation facilities should be so located and of such scale that they do not stress the fragile ecology and limited water resource.

6.6.2.2 All public facilities should be within the ability of the taxpayers to pay for such services and subject to public involvement in planning and implementation.

6.6.2.3 Planning for recreational facilities should ensure that they do not alienate existing public uses nor involve significant removal of natural vegetation and should allow for re-habilitation or re-establishment of native vegetation where this has been disturbed.

6.6.2.4 Public recreational facilities should be located in the area designated for community service use near the Community Hall and any exceptions should be subject to a rezoning.

6.6.2.5 Commercial recreational facilities should only be established through re-designation and rezoning. Any applications for such facilities should be carefully evaluated to ensure that they do not:

- a) require an excessive supply of water;
- b) generate a ~~clientele land use~~ that is likely to put additional stress upon transportation systems, Island resources and local infrastructure;
- c) have adverse impacts upon the ecosystem, groundwater recharge areas and riparian areas (for example through the use of pesticides and fertilizers); and
- d) have an adverse impact upon the neighbourhood and adjacent properties (including public areas) or upon Island character.

Comment [SZ28]: REVISE

6.6.2.6 Activities that are noisy, potentially dangerous, polluting, or incompatible with the natural landscape such as amusement parks, shooting ranges, water slides or go-cart tracks should not be permitted.

6.6.2.7 Destination gaming facilities such as casinos and commercial bingo halls should be prohibited.

Advocacy Policy

6.6.2.8 Efforts to provide information that will encourage knowledgeable and minimal impact use of natural areas should be supported.

6.7 Marine

6.7.1 Foreshore

Background:

The foreshore zone is defined as the land located between the highest tide line and the lowest tide line. This is public land managed by Ministry of Forests, Lands and Natural Resource Operations. Although the Crown is not bound by local bylaws, any occupiers must comply with the bylaws. From time to time commercial operators acquire leases for part of the foreshore for the cultivation of shellfish such as oysters. Where the harvest is for naturally occurring resources such as clams, the operators are not subject to local bylaws and there is evidence that they are cropped to the point of endangering the continuation of the resource. It is recognized that commercial oyster operators do not rely on naturally occurring stocks and by reserving areas between leases for use of the public, the commercial operators actually contribute to maintenance of the naturally occurring resource.

Area

The areas identified on Schedule B (Map Designations) 1000 metres below the natural boundary of the sea of Hornby Island, except where another Local Trust Committee jurisdiction applies, including areas designated MA (Mariculture) and MT (Marine Transport) and MC (Marine Conservation) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to ensure any use of the foreshore does not result in damage to the natural systems;
- (2) to minimize the impact of uses and users on upland owners;
- (3) to ensure owners of property on the shoreline do not pollute the foreshore areas;
- (4) to ensure public opportunity to use the foreshore areas;
- (5) to protect the scenic values of the foreshore areas; and
- (6) to prohibit further alienation of the foreshore for private or commercial use.

Policies:

6.7.1.1 Foreshore zoning should be designed to protect against disruption of natural beach systems and pollution of the foreshore zone.

6.7.1.2 Any marine industrial operation that would alter or damage the foreshore such as boat ways or log dumps should be prohibited by regulation.

6.7.1.3 The use of structures, pens, cages, or other apparatus on the foreshore for mariculture or aquaculture operations should be regulated through zoning.

6.7.1.4 Private and commercial wharves, docks and/or breakwaters should be prohibited by regulation except as permitted at Shingle Spit.

Advocacy Policies

6.7.1.5 The Ministry of Environment and Ministry of Forests, Lands and Natural Resource Operations are requested to:

- a) ensure commercial leases fronting on residential areas are located to permit public access to the water at regular intervals, and to ensure public right-of-way along all beaches is preserved;
- b) designate community beaches to permit community cultivation of oysters and clams for recreational harvesting only; and
- c) encourage and protect marine life by opposing any filling or excavation of sand, gravel or any natural deposit on the foreshore.

6.7.1.6 The Ministry of Forests, Lands and Natural Resource Operations is requested to refer any new shellfish lease applications or proposals for expansions of shellfish lease sites to the Local Trust Committee for consideration.

6.7.1.7 The Ministry of Forests, Lands and Natural Resource is requested to ensure that foreshore areas between leases and containing naturally occurring oyster populations be kept accessible for harvest by the general public.

6.7.2 Marine Conservation

Background:

The Hornby Local Trust Area extends out 1000 metres from the shoreline of Hornby except where it overlaps another jurisdiction such as Denman Island, when the boundary becomes a line mid-channel. ~~In coastal waters the Local Trust Committee only has planning authority with respect to the surface of the water. The Federal Government has jurisdiction over the column of water (including fisheries and marine transportation) and the Province of British Columbia has jurisdiction over the bed of the Strait of Georgia.~~

Comment [SZ29]: REVISE

Area

The areas identified on Schedule B (Map Designations) ~~1000 metres that are~~ below the natural boundary of the sea of Hornby Island, ~~except where another Local Trust Committee jurisdiction applies,~~ including areas designated MA (Mariculture) and MT (Marine Transport) and MC (Marine Conservation) are subject to the following objectives and policies.

Comment [SZ30]: REVISE

Objectives:

The objectives of this subsection are:

- (1) to ensure that coastal uses are compatible with protecting the environment and amenities; and
- (2) to protect the right of the public to access over waterways.

Policies:

Policies in subsections 3.8 (Hazard Lands) and 4.3 (Mariculture) apply to this subsection.

6.7.2.1 All uses of the waters within 1000 metres of the shoreline should be regulated by zoning.

6.7.2.2 Permanent anchoring of floating camps or houseboats and the residential use of any vessel moored or beached should not be permitted.

6.7.2.3 Temporary residential use of vessels should be permitted by regulation at the Ford Cove Marina provided there are adequate toilet facilities in place.

6.7.2.4 The Local Trust Committee should assist the Coast Guard in assessing effects of developments on rights protected by the *Navigable Waters Protection Act*.

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6.8 Climate Change Adaptation and Mitigation

Background:

Although it is recognized climate change can occur as a result of naturally occurring phenomena, in the context of this Plan climate change refers to the impact of increasing concentrations of heat-trapping greenhouse gases in the atmosphere as the result of human activities— primarily the burning of fossil fuels and large-scale deforestation. A 2007 report from the Intergovernmental Panel on Climate Change states that between 1970 and 2004, greenhouse gas emissions have increased by 70%. According to this report, this dramatic rise in atmospheric greenhouse gas concentrations has in turn triggered an increase in the average temperatures of near-surface air and ocean water, with temperatures projected to rise 1.1° to 6.4° C over the next century. Although seemingly slight, these temperature changes will have dramatic and negative impact on ecological systems around the globe.

In response to concerns about human-induced climate change, the provincial government gave Royal Assent to Bill 27 [*Local Government (Green Communities) Statutes Amendment Act, 2008*] on May 29, 2008. Bill 27 amends the *Local Government Act* and other Provincial regulations to provide new tools for local governments. Most significantly, Bill 27 requires that all local governments include greenhouse gas emission reduction targets—and policies and actions to achieve those targets— in their Official Community Plans.

The following targets, objectives, policies and actions are the first step to ensuring that the reduction of greenhouse gas emissions specifically and the impact of climate change in general become part of the planning process for Hornby Island.

This part of the Plan contains objectives and policies relating to the reduction of greenhouse gas emissions and the broader topic of climate change adaptation and mitigation.

This Plan sets the following interim target:

- *Target: to reduce greenhouse gas emissions by 25% by 2020 and 80% by 2050 based on 2007 levels. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.*

Area

The areas identified on Schedule B (Map Designations) are subject to the following objectives and policies.

Objectives:

The objectives of this subsection are:

- (1) to give consideration to the impacts of climate change in all land use decisions;
- (2) to support actions in land use, site planning, and construction that will result in the reduction of greenhouse gas emissions;
- (3) to focus on those actions that can be taken locally to mitigate and adapt to global changes; and
- (4) to protect the natural landscape and minimize the carbon footprint of residents and guests on Hornby Island.

Policies:

- 6.8.1 The Local Trust Committee should work with the community to develop revised greenhouse gas emission targets (to replace the interim targets stated in this Plan) that are locally based and that have a capacity for being monitored.
- 6.8.2 The Local Trust Committee should consider the development of new criteria for assessing official community plan or zoning amendment applications from the perspective of climate change adaptation and mitigation.
- 6.8.3 This Plan strongly encourages the retention of forest cover except for the clearing of land for farming in the Agricultural Land Reserve. Trees on private property should be maintained where possible to sequester carbon and provide habitat, although it is understood that some clearing is necessary for growing food to guard against forest fires and to create protected house sites.
- 6.8.4 The Local Trust Committee should consider any proposals for new development potential in the context of the overall development potential of the Island, and the global dynamics of climate change.
- 6.8.5 This Plan supports limitations on the size of buildings and opportunities for attached dwelling units and visitor accommodation units.
- 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.
- 6.8.7 This Plan encourages the development and maintenance of safe multi use trails and bike lanes to facilitate non-motorized forms of travel.
- 6.8.8 The Local Trust Committee should consider supporting the local provision of services that residents presently travel off-island to access.

Advocacy Policies

- 6.8.9 This Plan encourages residents to participate in ride sharing and car pooling as simple but effective ways to reduce greenhouse gas emissions.
- 6.8.10 A number of Climate Change adaptation and mitigation actions are identified that can only be achieved through cooperation and initiatives resulting from individuals and the community, the actions of other levels of government, technological changes, and changes to land use policies and regulations. In order to foster such actions the Local Trust Committee should:
 - a. develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, renewable energy and carbon sequestration impacts;
 - b. support opportunities for incentives to encourage "climate wise" actions, including water conservation, storm water retention, the use of alternative energy sources for home use, and the use of alternative transportation methods;

- c. review land use regulations to provide for community gardens and community food processing and storage facilities in appropriate locations and encourage residents to pursue the establishment of such gardens and facilities;
- d. encourage local food production and explore with the community options for creating a Farm Plan;
- e. encourage residents, community groups, businesses and other entities to pursue alternative transportation options, such as a bus service or green bicycle program;
- f. encourage the Province to reduce the maximum speed limit on Hornby Island to 50 kph and to consider measures that will enable and support the use of alternatively-powered vehicles;
- g. encourage the Insurance Corporation of British Columbia to link insurance rates to the mileage actually driven in the previous year by means of a tamper proof odometer. This would also offer valuable information for the calculation of greenhouse gas emissions across British Columbia;
- h. encourage BC Ferries and the Province to consider pricing strategies and services that will support car-pooling, the use of small energy-efficient vehicles and passenger travel on ferries;
- i. encourage School District 71 to allow for the use of the school bus by residents of Hornby Island for traveling to and from the Island, should extra space be available on the bus;
- j. encourage the Province to amend policies and legislation and allow rainwater collection as a source of potable water, and to require that all new development include systems for water catchment and treatment; and,
- k. work with Trust Council to develop a web based carbon neutral calculator to assist residents in calculating their personal and household greenhouse gas emissions.

6.9 Development Permit Areas

Background:

Section 920 of the *Local Government Act* provides that in areas designated as Development Permit Areas in an official community plan; land shall not be subdivided, and construction of, addition to or alteration of a building or structure shall not be commenced unless the owner first obtains a Development Permit.

Development Permits may be issued by resolution of the Hornby Island Trust Committee for land in designated Development Permit Areas. Each designation must include a description of the special conditions or objectives that justify the designation and must specify guidelines on how the objectives will be fulfilled. Guidelines are listed in the Hornby Island Land Use Bylaw No. XX, 201X.

Development Permits for this purpose may vary or supplement bylaw regulations, include requirements and conditions or set standards and impose conditions respecting the sequence and timing of construction in accordance with the adopted guidelines contained in this Plan or the land use bylaw that is applicable on Hornby Island.

Development Permits should be monitored by the Local Trust Committee on annual review basis as resources and priorities allow.

6.9.1 Development Permits to Define the Form and Character of Commercial Development

The Commercial Development Permit Areas are designated to identify and apply objectives and guidelines for the form and character of the commercial development ~~allowed in these areas permitted on the parcels in this area.~~

Areas: Commercial Centres (Retail and Visitor Accommodations)

~~Commercial Development Permit Areas are as follows: Coop Store, Ford Cove, Shingle Spit, Sea Breeze, Cardboard House Bakery, Tribune Bay Campground, Bradssdadsland and a portion of property north of Shields Road and Central Road as The Commercial Centres (Retail and Visitor Accommodations) Development Permit Ara is designated as the area shown on Schedule E.~~

Justification: 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.~~

~~Existing commercial centres were developed under the Development Permits permitted in legislation prior to 1985. These permits have authority over all aspects of the developments and have attempted to ensure that the form and character have been compatible with the rural atmosphere of the community.~~

~~To encourage continuation of that trend and to maintain the Island's rural atmosphere, all new and existing commercial development should be designated a Development Permit Area. Commercial resorts and campgrounds are permitted on the Island subject to rezoning. The intent is to provide only small scale operations that meet health, safety and Trust objectives. To ensure~~

Comment [SZ31]: Moved from 6.9.1 as this is a general statement of what development permits can do pursuant to s. 920(2).

Comment [SZ32]: Consider numbering this DP area so it is clear on the Schedule what the title is.

Comment [SZ33]: REVISE. An OCP cannot dictate what areas will be designated in the future.

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~~the quiet rural lifestyle of the Island is maintained, the form and character of development should comply with the guidelines.~~

6.9.2 Development Permits for the Protection of the Natural Environment, its Ecosystems and Biological Diversity and for Promotion of Water Conservation

~~The following development permit areas are designated to identify and apply objectives and guidelines for the protection of the natural environment, its ecosystems and biological diversity and objectives to promote water conservation for any development in these areas.~~ Development Permits for this purpose may vary or supplement bylaw regulations, include requirements and conditions or set standards and impose conditions respecting the sequence and timing of construction in accordance with the adopted guidelines contained in this Plan or the land use bylaw that is applicable on Hornby Island.

6.9.2.1 Water Supply Protection Development Permit Area

Purpose: The Water Supply Protection Development Permit Area is designated for the protection of the natural environment, its ecosystems and biological diversity and to establish objectives to promote water conservation.

Area: DPA 1 - Environmental Protection~~Water Supply Protection~~ Development Permit Area ~~One~~ as shown on Schedule E.

Justification/Objective:

~~The objective of this subsection is to ensure that any development and land uses do not negatively impact the water resource in a heavily developed, highly vulnerable aquifer or any nearby community water supply sources.~~ This area has a heavily developed, highly vulnerable aquifer. The objective of this development permit area is to ensure that any development and land uses do not negatively impact the water resources in this area, or any nearby water supply sources.

6.9.2.2 Community Service Use Development Permit Area

Purpose: The Community Service Use Development Permit Area is designated for the protection of the natural environment, its ecosystems and biological diversity and to establish objectives to promote water conservation.

Area: DPA 2: Environmental Protection~~Community Service Use~~ Development Permit Area ~~Two~~ as shown on Schedule E.

Justification/Objective:

The community service use development permit area lies within a groundwater recharge area (identified in the *Groundwater Geochemistry Study on Hornby Island, B.C.* – Allen and Matsuo, SFU, 2001), which is upslope from one of the Island's main residential neighbourhoods. Developments within the community service use area could involve institutional or community

buildings and activities that could have a potential impact upon the water resource. ~~Guidelines for issuing Development Permits can ensure that such potential impacts are addressed.~~

6.9.2.3 Water Resource Protection Development Permit ~~Area~~

Purpose: The Water Resource Protection Development Permit Area is designated for the protection of the natural environment, its ecosystems and biological diversity and to establish objectives to promote water conservation.

Area:

DPA 3: Environmental Water Resource Protection Development Permit Area ~~Three~~ as shown on Schedule E.

Justification Objective:

This designation is consistent with OCP Policy 2.2.2 as this This area has been identified as a being within an IIA Aquifer (moderately developed – high vulnerability) and within a potential groundwater recharge zone. The objective of this development permit area is to protect groundwater resources, by maintaining the quantity and quality of ground water in this area.

Comment [SZ34]: This name is similar to DPA 1 and should consider something more distinct.

6.9.2.4 Mt. Geoffrey Escarpment Development Permit Area

Purpose: The Mt. Geoffrey Escarpment Development Permit Area is designated for the protection of the natural environment, its ecosystems and biological diversity, to establish objectives to promote water conservation and for protection of development from hazardous conditions.

Area: DPA 4: Mt. Geoffrey Escarpment Environmental Protection Development Permit Area ~~Four~~ as shown on Schedule E.

Justification Objective:

The Mt. Geoffrey escarpment area contains watershed, wetlands, areas of ~~slump~~ ~~page~~ ~~land slip~~, areas of high visibility and high scenic values. Any development could affect the water catchment capabilities and other natural values. The removal of tree cover could adversely affect all values and be hazardous for development in the area, as well as above and below the area.

Comment [SZ35]: Consider adding 'protection of development from hazardous conditions' given justification below regarding risks of slumping.

SECTION VII—ADMINISTRATION

7.1 Interpretation

The final interpretation as to the precise location of boundaries on any map schedule shall be defined by:

- a) Where boundaries coincide with lot lines, the boundaries are the lot lines.
- b) Where a boundary is shown as following any highway, right-of-way or stream, the centre line of such highway, right-of-way, or stream the centerline of that feature is the boundary.
- c) Where land based and water based boundaries coincide, the common boundary shall be the ~~surveyed lot line as shown on a plan registered in the Land Title Office, and where there is no such plan the~~ natural boundary of the sea ~~is the common boundary.~~
- d) Where a boundary 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 the map schedule and in that case the boundary is the midpoint of the line delineating the boundary on the schedule.

Comment [SZ36]: REVISED as Land Title Office survey boundaries may be quite outdated and not reflect the actual location of the natural boundary of the sea.

7.2 Implementation

7.2.1 Section 884 of the *Local Government Act* specifies that:

"An official community plan does not commit or authorize a municipality, regional district (includes a Local Trust Committee pursuant to Section 27 of the *Islands Trust Act*) or improvement district to proceed with any project that is specified in the plan."

and

"All bylaws enacted or works undertaken by a council, board or greater board (includes a Local Trust Committee pursuant to Section 27 of the *Islands Trust Act*), or by the trustees of an improvement district, after the adoption of an official community plan must be consistent with the relevant plan."

- 7.2.2 The Hornby Island Local Trust Committee may use available regulatory tools as defined in the *Local Government Act* to implement this Plan.
- 7.2.3 The following instruments may be used to implement this plan: Development Permits, the Land Use Bylaw, Siting and Use Permits, Temporary Use Permits and covenants.
- 7.2.4 The Local Trust Committee should formally communicate with the Comox Valley Regional District, Ministries of the Provincial government, departments of the Federal government and any other agencies mentioned in this Plan to advocate the policies of this Plan.

- 7.2.5 The Local Trust Committee should use every opportunity to work co-operatively with other governments and non-government organizations, or through the Islands Trust Council, to support policies of this Plan.
- 7.2.6 The Local Trust Committee should actively promote the policies of this Plan to residents, businesses, community organizations, non-resident property owners and visitors.
- 7.2.7 To promote compliance with the instruments used to implement this Plan, the Local Trust Committee should:
- make information available on policies, regulations and permit requirements to property owners and residents;
 - encourage real estate agents to inform prospective buyers about policies, regulations and permit requirements;
 - encourage building contractors to ensure that appropriate permits are in place before undertaking work on a property;
 - encourage voluntary compliance with regulations and support neighbourhood resolution of problems;
 - make property owners and residents aware of the bylaw investigation and enforcement process, including procedures for initiating investigation;
 - ~~encourage applicants for a Development Variance Permit to include with their applications details of measures proposed to mitigate any impacts of the proposed variance upon the environment or upon the visual or other amenity of neighbouring private or public lands;~~ and
 - consider adopting Bylaw Enforcement policies to establish priorities for enforcement resources.

Comment [SZ37]: This is Development approval information and it is not recommended to encourage non-required information.

7.3 Development Approval Information

Comment [SZ38]: EXPANDED purposes of the DAI. Cross reference with all sections of the OCP to ensure this section captures policies requiring DAI.

- 7.3.1 ~~The area subject to this bylaw~~ The Hornby Island Local Trust Area is designated as an area under which development approval information may be required for the ~~purpose of obtaining consistent and comprehensive information on the impacts of proposed development following purposes:~~
- Development Permits as specified in s. 6.9 of this plan in relation to the areas and objectives, and subject to the conditions, stated in that section;
 - Temporary Use Permits as specified in s.6.10 of this plan in relation to the area and objectives, and subject to the conditions, stated in that section;
 - Rezoning applications for the purpose of obtaining consistent and comprehensive information on the impacts of changes to permitted siting, structures, use or density, to ensure achievement of the objectives stated in this plan as they apply to the parcel proposed to be rezoned and the surrounding areas, environment and infrastructure, including, without limitation, for the purposes of the policies stated in s. 6.5.2.3 of this Plan.
- 7.3.2 Trust Council may consider adoption of a development approval information bylaw pursuant to s. 920.1 of the Local Government Act.

7.4 Amendment Procedure

This Bylaw may be amended by the Hornby Island Trust Committee at its initiative or in response to an application. Individuals seeking amendment shall submit applications in the form provided for in the bylaws of the Trust Committee.

Where an application for amendment of this bylaw has been refused, no application for the same amendment should be considered within twelve months of the date of refusal, unless the Hornby Island Trust Committee waives this requirement.

7.5 Update and Revision

The Local Trustees, in consultation with the Advisory Planning Commission and the community, may initiate review of the Community Plan at any time. The bylaw should be updated on a periodic basis and changes in legislation or other issues arise and should be reviewed in its entirety at least every ten years from the adoption date.

All amendments of the Community Plan shall comply with the mandate and policies of the Islands Trust, as well as with procedures specified in the *Local Government Act*, and be accompanied by public review and discussion.

Whenever the Policy Statement is amended by Islands Trust Council, the relevant sections of the community plan shall be reviewed and if necessary amended to ensure compliance.

7.6 Public Facilities

Any designation or policy for proposed public facilities on private lands including but not restricted to roads, parks, trails, parking facilities, and public and community facilities that are not available for acquisition through dedication, grants, or as an amenity through a zoning regulation and that are not subject to committed funds either through a capital expenditure plan or other budgeting process of the public agency responsible for the proposed facility, shall be deemed to be a community goal of this Bylaw.

Schedule G

List of Community References

Comment [SZ39]: This entire section needs to be checked to ensure references are actually available.

1. *Amending Agreement to the Letter of Agreement between the Ministry of Transportation and Highways and the Islands Trust. Subject: Road Standards, Classification and the Consultative Process in the Islands Trust Area Dec, 1996.*
2. *An Ecosystem Approach to Groundwater Management in the Gulf Island—Henderson, 1997* stated that "there is a need for management of the groundwater resources to ensure a sustainable supply for the present and future on the islands."
3. *Bedrock Aquifers on Hornby Island—Ministry of Water, Land and Air Protection, 2001* provides a classification of the aquifers on Hornby Island using a provincial classification system. The four aquifers on Hornby Island are all classified as having "high vulnerability" (the highest of three categories). The aquifer in the Whaling Station Bay peninsula east of Tribune Bay is classified as "highly developed" (the highest of three categories) while aquifers in the central and western part of the island are classified as "moderately developed". The aquifer in the southern part of the island (south of the Mount Geoffrey escarpment) is classified as "lightly developed" (the lowest category).
4. *Coastal Douglas Fir Ecosystems, Flynn—BC Ministry of Environment, Lands and Parks, 1999* notes that only one half of one percent of the original Coastal Douglas Fir forest remains in a relatively undisturbed state. It suggests that "even if efforts to protect all remaining old growth stands are successful, additional areas of older second-growth forest will have to be protected and allowed to recover to an old-growth state in order to ensure adequate representation of these forest types in future."
5. *Develop with Care: Environmental Guidelines for Urban and Rural Development in British Columbia, March 2006.* Ministry of Environment.
6. *"Ecological Inventory of Proposed Woodlot #0032" (1998)* – Environmental Consultants.
7. *Garry Oak Ecosystems, Erickson—BC Ministry of Environment, Lands and Parks, 1993* states that Garry oak ecosystems "have been identified as a hot spot of biological diversity" and reports that Garry oak vegetation types are being rated provincially as "endangered" or "threatened".
8. *Groundwater Conditions on Hornby Island, B.C. (Chwojka), 1989* reported that groundwater demands in three areas of the Island were approaching 71 to 83 per cent of the annual replenishment.
9. *The Heart of Hornby Island—A Forest, a Watershed (2000)* Hornby Island Residents and Ratepayers Association.
10. *Hornby Island Community Profile, March 2010.*
11. *Hornby Island Domestic Well Monitoring Study, September 2010* Ministry of Environment, Water Stewardship Division, Vancouver Island Regional Operations Branch.
12. *The Hornby Island Groundwater Pilot Project—Final Report, 1994* noted that heavily developed neighbourhoods on the Island "experience limited availability of groundwater" and that there are "significant water quality concerns". It recommended that management of groundwater must "ensure that the rate and use of the groundwater resource does not exceed the rate of replenishment" and "ensure that human activity does not degrade the quality of the groundwater resource".
13. *Hornby Island Vacant Crown Land Profile, July, 2004.*

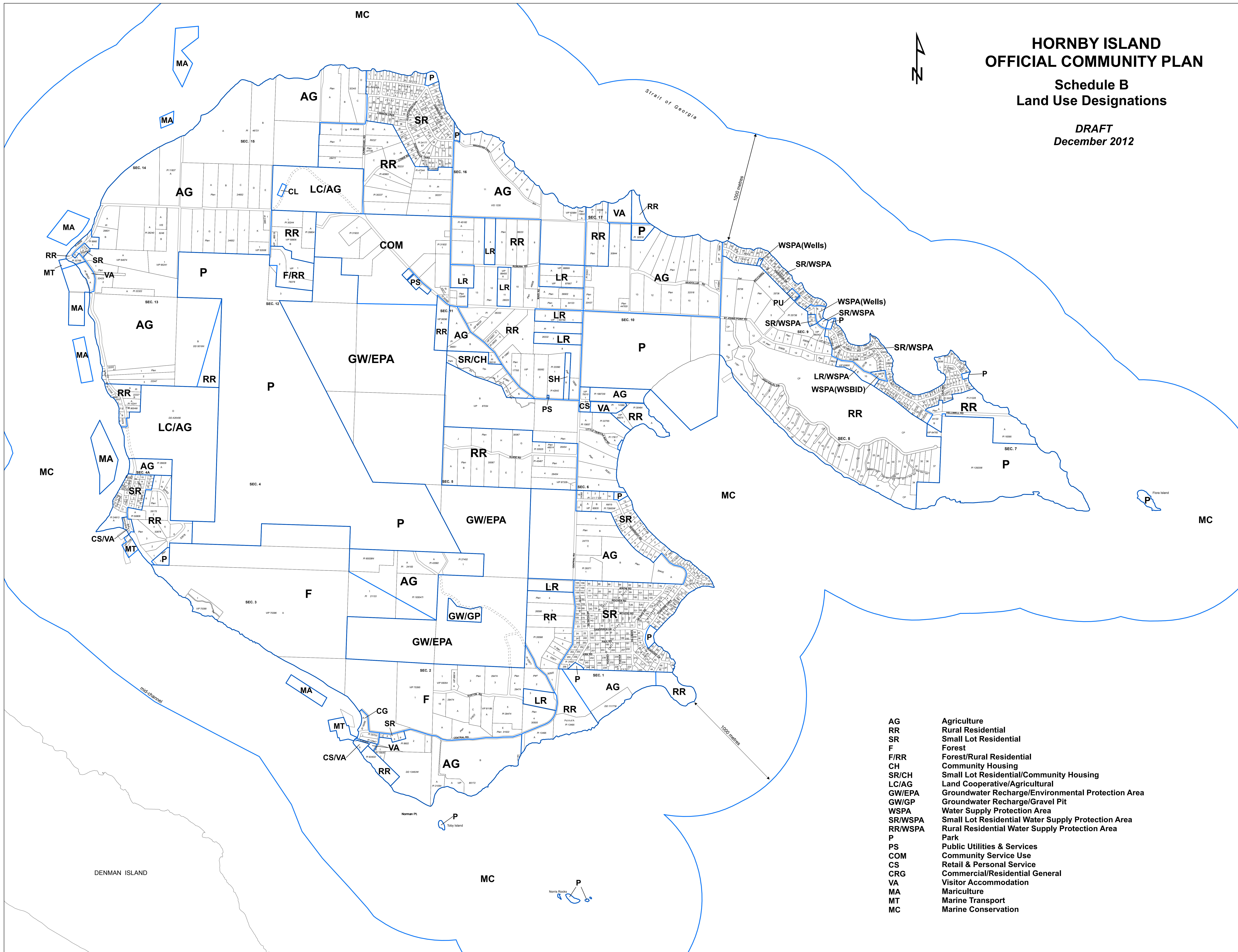
105

14. *Hornby Island Water Stewardship Project Report, 1996-1999* reported that 20% of sampled wells tested positive for fecal coliform at a level that does not meet the standard for safe drinking water.
15. *Housing Needs on Hornby and Denman Island* prepared by Eberle Planning and Research, 2008.
16. *Letter of Agreement between the Ministry of Transportation and Highways (Moth) and the Islands Trust (It). Subject: Road Standards, Classification and Moth/It Consultative Process In The Islands Trust Area Dec 1992.*
17. *Nature Conservancy of Canada Inventory of the Trust Area, November 1975* designed "to select area priorities for an anticipated program of preservation and protection by the Islands Trust who administered the Inventory and by the Nature Conservancy of Canada who funded the Inventory".
18. *A Preliminary Groundwater Assessment of a Crown Parcel on Hornby Island—BC Environment, 1994* concluded that "the upland recharge area including the subject Crown land is likely vulnerable to groundwater contamination" and provided examples of land use activities that should be restricted to sustain groundwater quantity and quality".
19. *A Preliminary Review of Groundwater Conditions on Hornby Island, B.C. (Chwojka), 1984* stressed the importance of preventing contaminants from entering the groundwater by exercising care in placing septic fields and regulating land use in upland recharge areas and recommended that "serious consideration be given to limiting any future groundwater development" in areas with poor water quality and high density of wells.
20. *Protected Areas on Vancouver Island: An Analysis of Gaps in Representation for Conservation Purposes, Eng—BC Ministry of Forests and Range, 1992* reports that the Coastal Douglas Fir zone—within which Hornby Island is located—has received the greatest amount of impact per unit area than any other biogeoclimatic subzone in the Province.
21. *Results of the Groundwater Geochemistry Study on Hornby Island, B.C.—Allen and Matsuo, SFU, 2001* recommended that "water conservation, proper waste disposal and placement of human development should be a priority in land use planning. This should be done so as to protect sensitive groundwater recharge areas in upland locations." This study delineated two recharge areas on the Island— one large one in the main part of the Island and a smaller one in the Whaling Station Bay peninsula east of Tribune Bay. The recharge areas are generally above the 20 metre contour (the 40 metre contour in the western part of the Island).
22. *The Sensitive Ecosystem Inventory of Vancouver Island and Gulf Islands 1993-1997* has documented the rare and fragile ecosystems of this area and notes that "loss of natural ecosystems in the Georgia Basin is of national concern". The inventory records examples of the following sensitive ecosystems on Hornby Island: older forest, woodland (Garry oak), terrestrial herbaceous, wetland, coastal bluff and sparsely vegetated; there are also areas of older second growth forest. (The ecosystem types are briefly described in Section 1.2 The Natural Setting.)
23. *The Pilot Voluntary Groundwater Protection Project on Hornby Island* (initiated by the Islands Trust and the Ministry of Water, Land and Air Protection), a community-based "Groundwater Protection Strategy" is being developed.
24. *Water Stewardship and Wastewater Management on Hornby Island—Third Eye Consultants, RRU, 2000* recommended "protection of the groundwater recharge area and wells".

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**HORNBY ISLAND
OFFICIAL COMMUNITY PLAN**
**Schedule B
Land Use Designations**

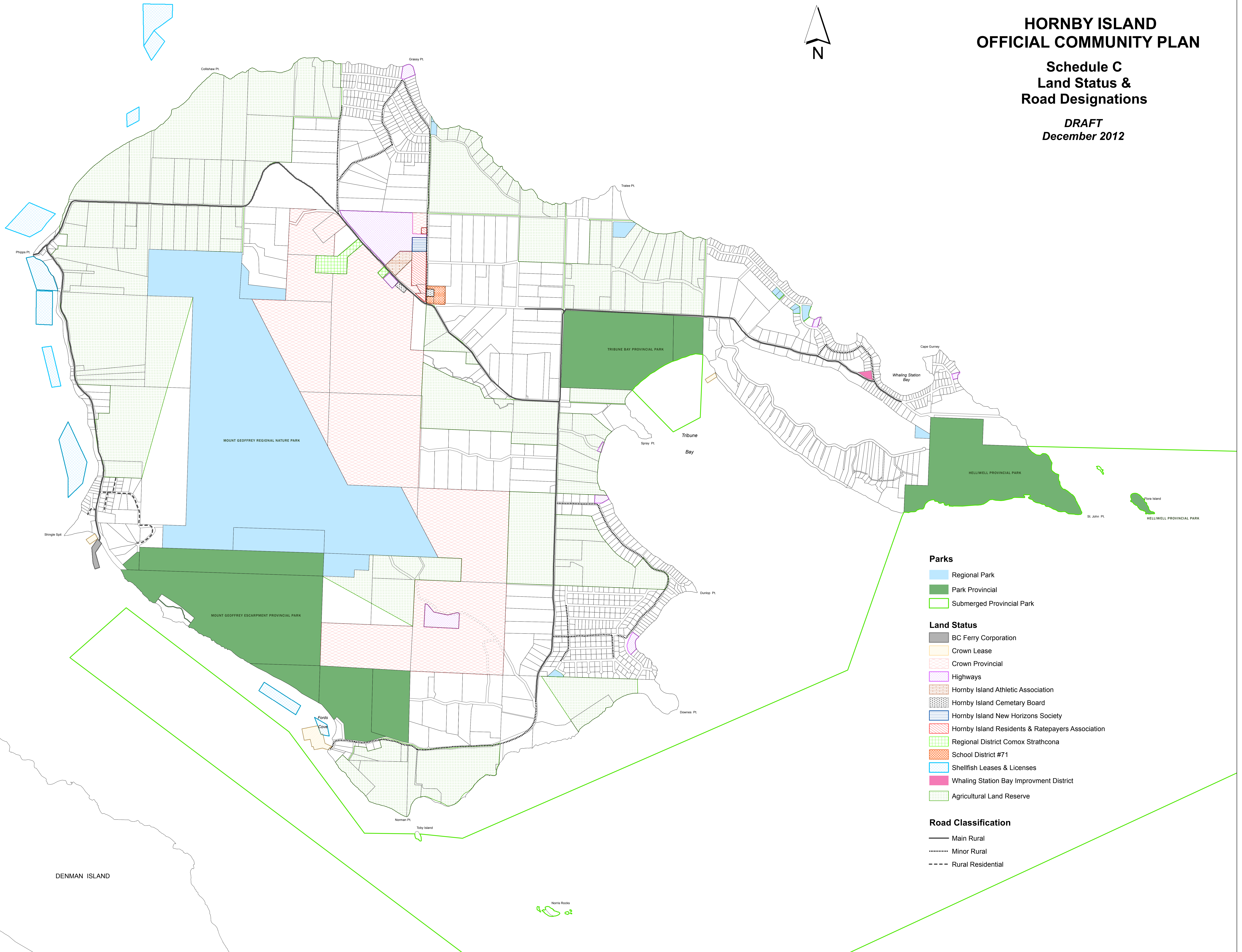
**DRAFT
December 2012**



HORNBY ISLAND OFFICIAL COMMUNITY PLAN

Schedule C Land Status & Road Designations

*DRAFT
December 2012*



Parks

- Regional Park
- Park Provincial
- Submerged Provincial Park

Land Status

- BC Ferry Corporation
- Crown Lease
- Crown Provincial
- Highways
- Hornby Island Athletic Association
- Hornby Island Cemetary Board
- Hornby Island New Horizons Society
- Hornby Island Residents & Ratepayers Association
- Regional District Comox Strathcona
- School District #71
- Shellfish Leases & Licenses
- Whaling Station Bay Improvment District
- Agricultural Land Reserve

Road Classification

- Main Rural
- Minor Rural
- Rural Residential

DENMAN ISLAND



Scale 1 : 10,000
0 250 500 1,000 Meters

HORNBY ISLAND

HORNBY ISLAND
LOCAL TRUST COMMITTEE

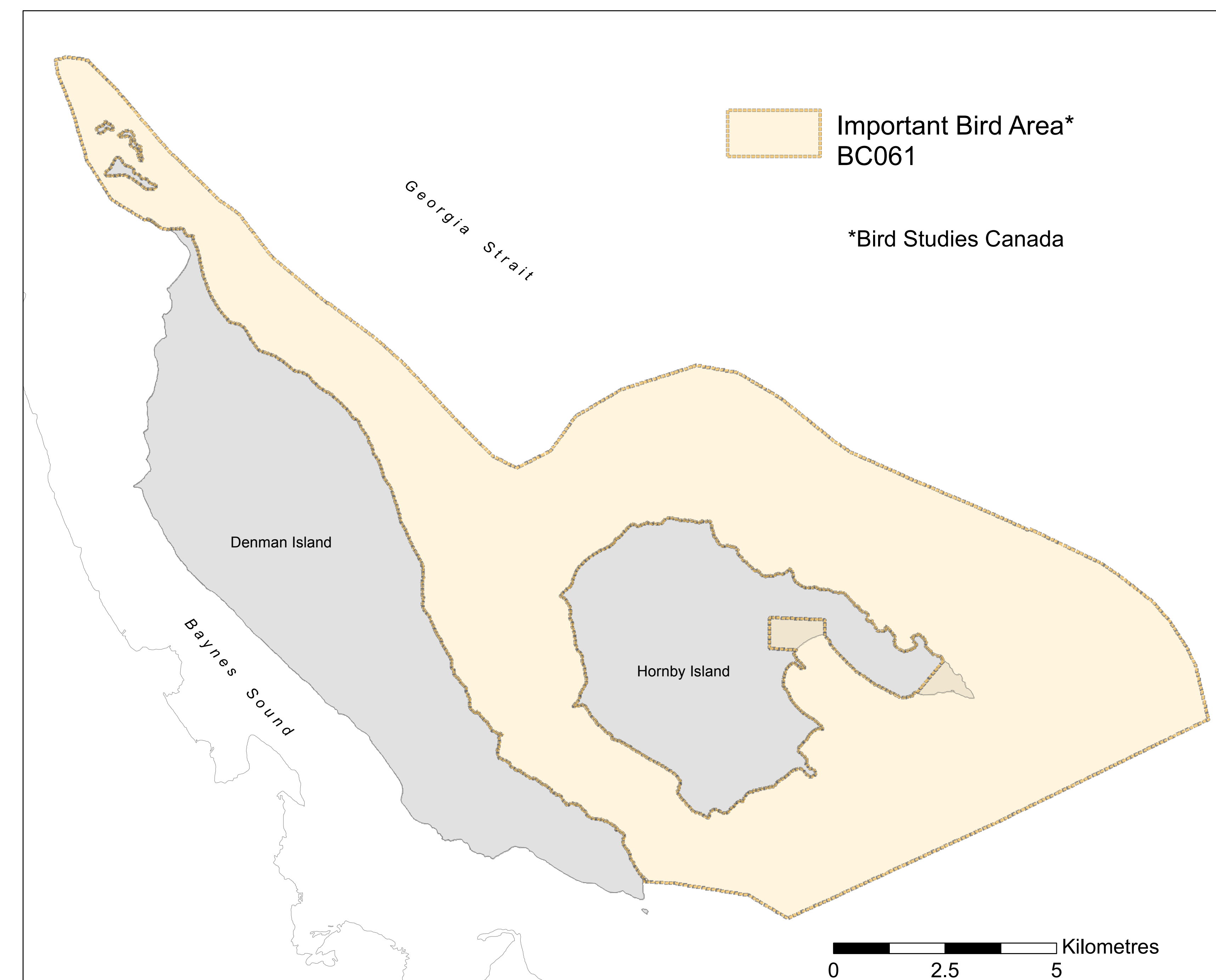
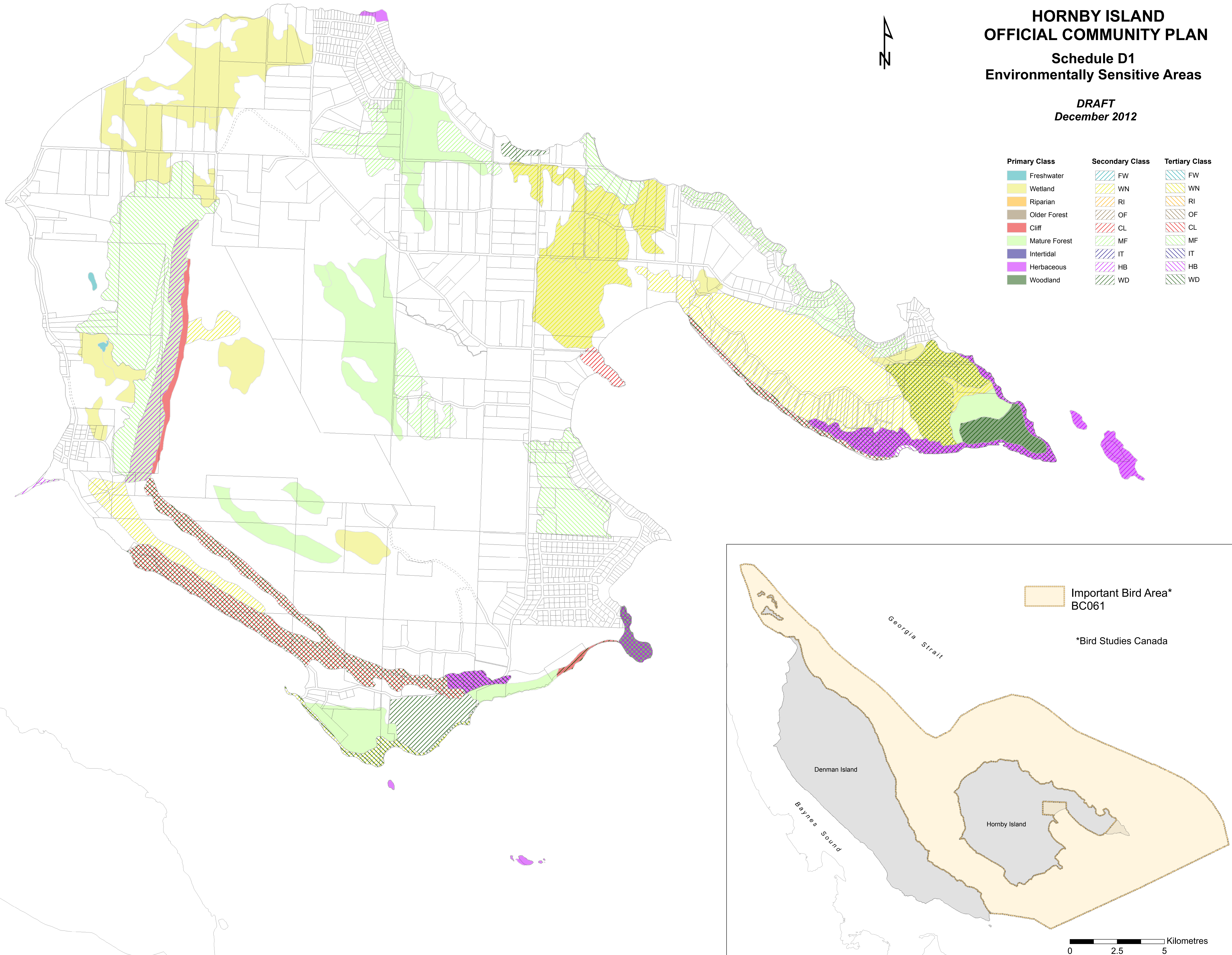
Schedule C
LAND STATUS

HORNBY ISLAND OFFICIAL COMMUNITY PLAN

Schedule D1 Environmentally Sensitive Areas

DRAFT
December 2012

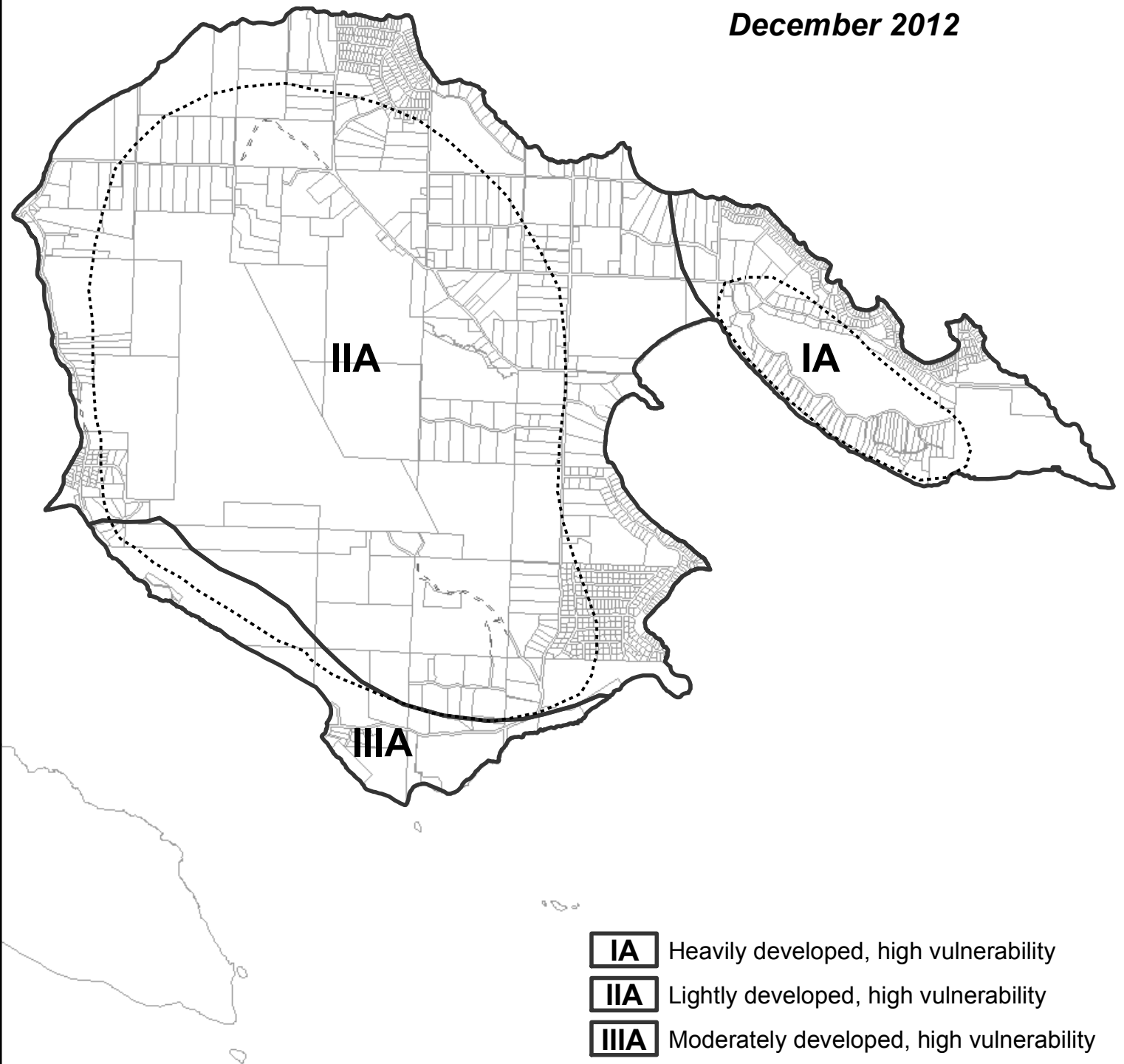
Primary Class	Secondary Class	Tertiary Class
Freshwater	FW	FW
Wetland	WN	WN
Riparian	RI	RI
Older Forest	OF	OF
Cliff	CL	CL
Mature Forest	MF	MF
Intertidal	IT	IT
Herbaceous	HB	HB
Woodland	WD	WD



HORNBY ISLAND OFFICIAL COMMUNITY PLAN

Schedule D1 Environmentally Sensitive Areas Aquifers

DRAFT
December 2012

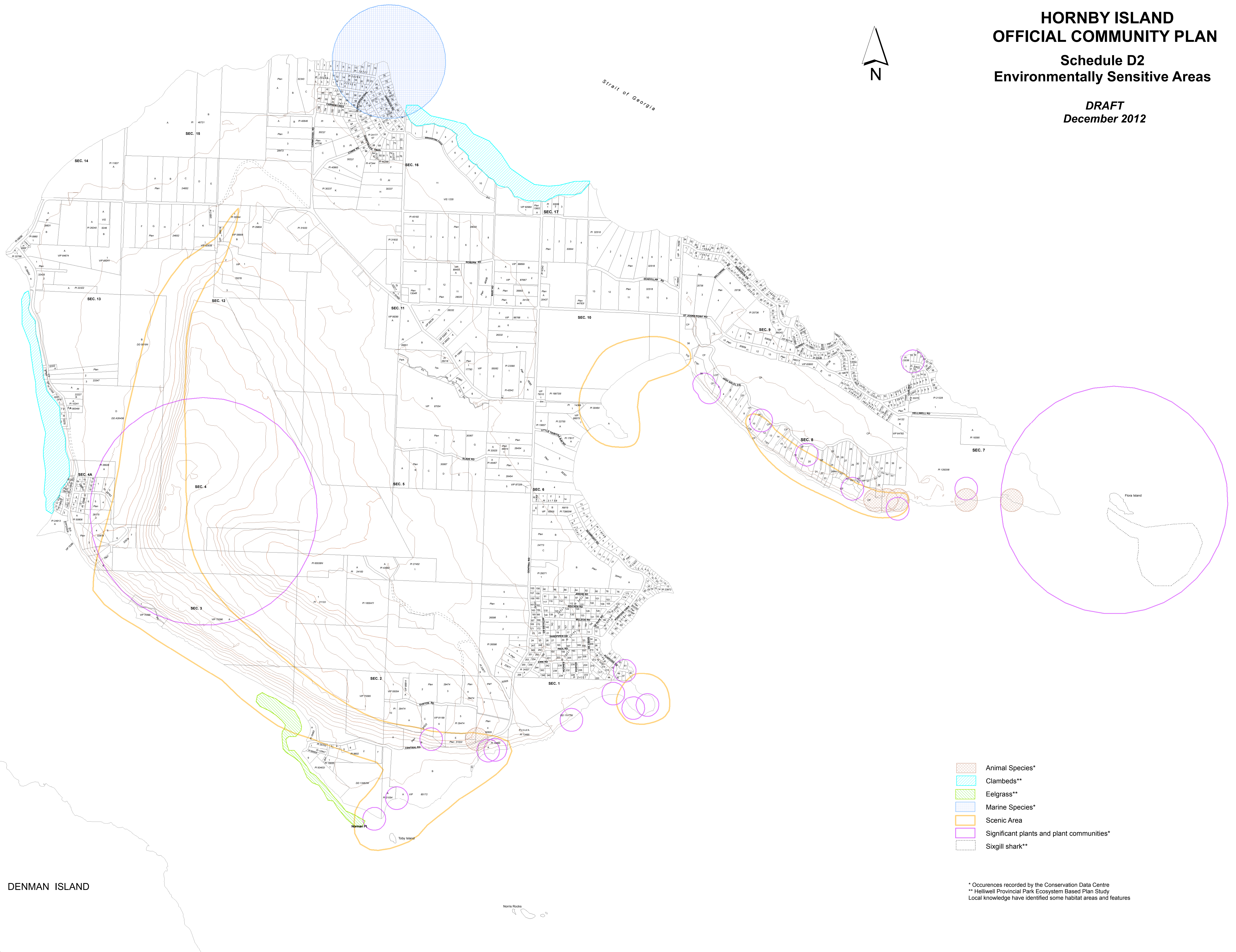


----- Recharge Zones

HORNBY ISLAND OFFICIAL COMMUNITY PLAN

Schedule D2 Environmentally Sensitive Areas

DRAFT
December 2012



- Animal Species*
- Clambeds**
- Eelgrass**
- Marine Species*
- Scenic Area
- Significant plants and plant communities*
- Sixgill shark**

* Occurrences recorded by the Conservation Data Centre
 ** Helliwell Provincial Park Ecosystem Based Plan Study
 Local knowledge have identified some habitat areas and features



Scale 1 : 10,000
 0 200 400 600 800 1,000 Meters

HORNBY ISLAND

**HORNBY ISLAND
LOCAL TRUST COMMITTEE**

**SCHEDULE D2
ENVIRONMENTALLY SENSITIVE AREAS**

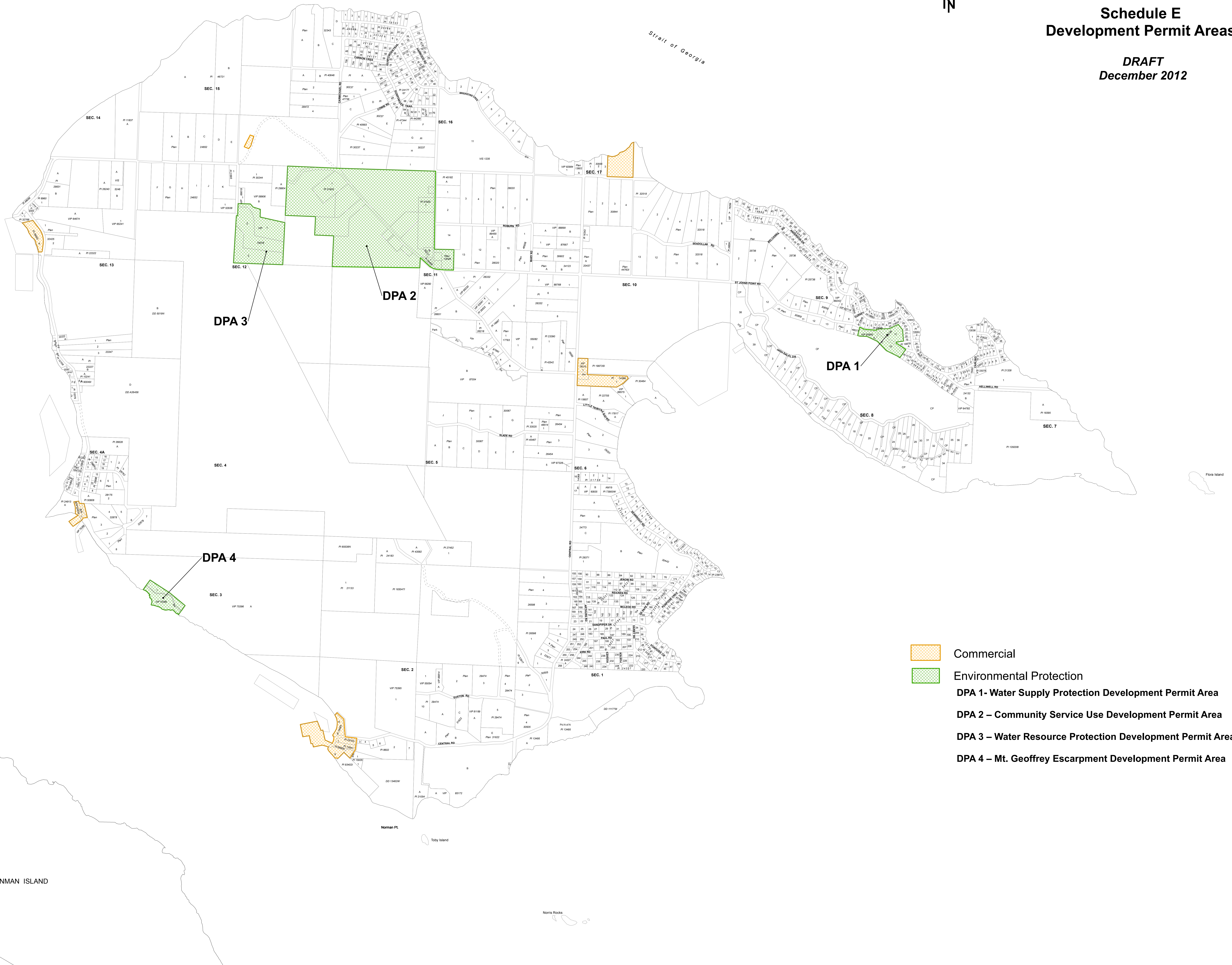
HORNBY ISLAND OFFICIAL COMMUNITY PLAN

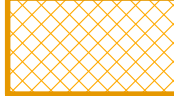
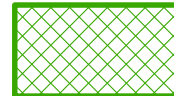
Schedule E Development Permit Areas

*DRAFT
December 2012*



Strait of Georgia



-  Commercial
-  Environmental Protection
- DPA 1- Water Supply Protection Development Permit Area**
- DPA 2 – Community Service Use Development Permit Area**
- DPA 3 – Water Resource Protection Development Permit Area**
- DPA 4 – Mt. Geoffrey Escarpment Development Permit Area**

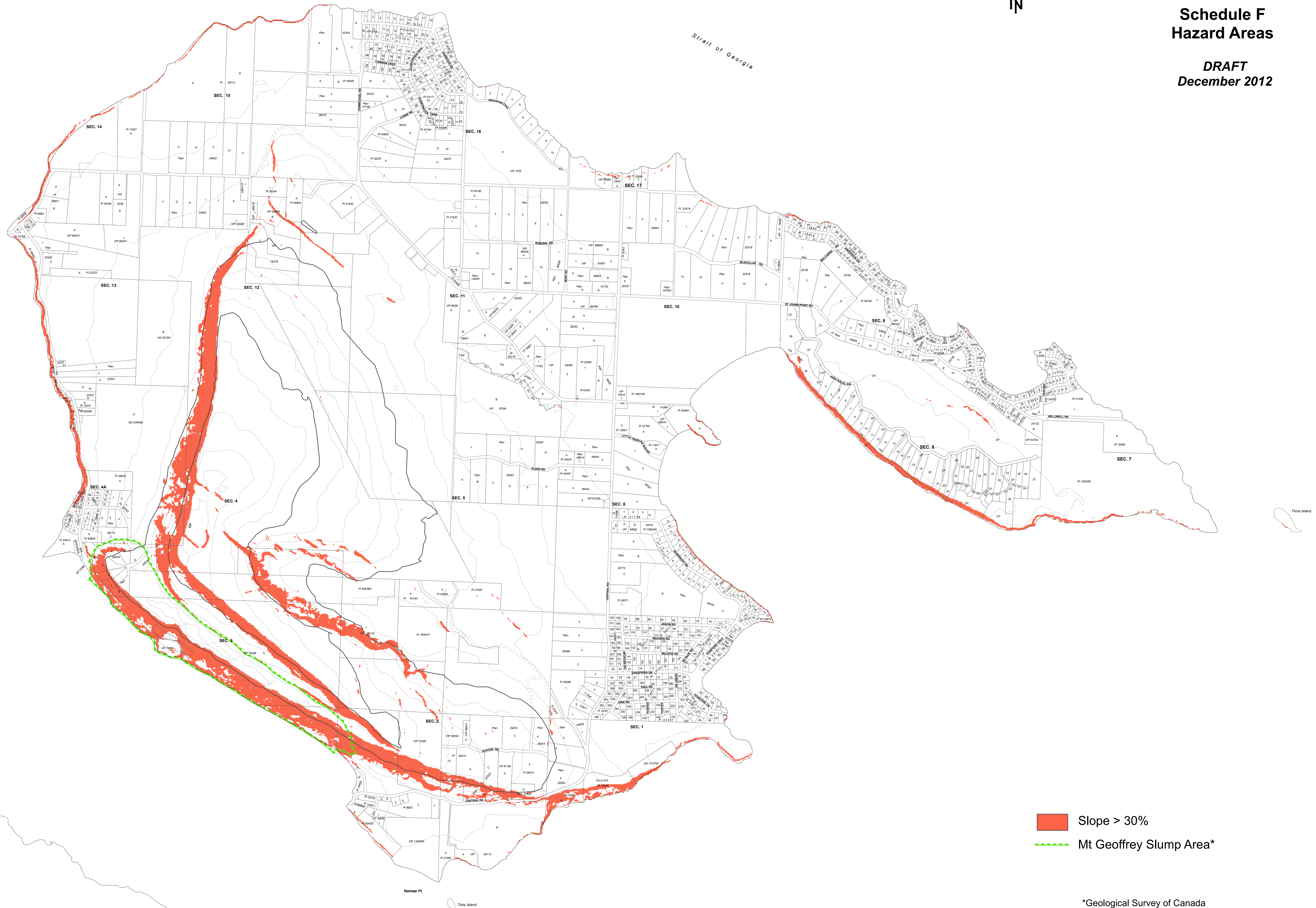
HORNBY ISLAND OFFICIAL COMMUNITY PLAN

Schedule F Hazard Areas

*DRAFT
December 2012*



Strait of Georgia



DENMAN ISLAND

Scale 1 : 10,000
0 250 500 1,000 Meters

HORNBY ISLAND

HORNBY ISLAND
LOCAL TRUST COMMITTEE

SCHEDULE F
HAZARD AREAS

HO-OCP-2009.1

(Official Community Plan/Land Use Bylaw Review)

Compilation of Public Correspondence

(February 1 to March 6, 2013)

From: [Ford's Cove](#)
To: [Sonja Zupanec](#)
Subject: Re: draft zoning regulations for Ford Cove
Date: February-01-13 3:40:29 AM

Dear Sonja:

Good Governance above all is to set regulations that are fair and do not penalize one set of constituents over another. Above all there should be a level playing field between participants. When my family purchased this property (Ford's Cove Marina) in 1971 we paid approximately 20 times normal land prices since the property was commercial land. Now that the Islands Trust government is considering allowing partial commercial use of residential land it is only fair that the commercial land owners not be penalized through higher taxes or accommodation unit floor space restrictions. As a commercial land owner we would be willing to consider THE SAME floor space restrictions that the residential land commercial operators would have. It is unfair to have an accommodation unit floor space restriction for commercial land but not for residential land accommodation units. Why are commercial operators paying extremely high taxes (we pay \$17,000 in land tax per year) but being told that our competitors can operate businesses without size restriction on cheaper residential land? Further if a commercial usage is allowed on residential land then commercial land taxes should apply for the number of months that the commercial usage is allowed. This should reflect good governance and the role of government to set a fair playing field.

Best regards, Matthew Fredbeck (owner Ford's Cove Marina Ltd., Hornby Island BC)

----- Original Message -----

From: [Sonja Zupanec](#)
To: info@fordscove.com
Sent: Wednesday, January 09, 2013 2:58 PM
Subject: draft zoning regulations for Ford Cove

Hi Matthew,

Thanks for speaking with me earlier today. As discussed, I am sending you two documents for review. One is an excerpt of the current (1993) zoning of your property. The third attachment is the DRAFT zoning changes discussed in 2010.

I will be revising and updating the DRAFT 2010 Land Use Bylaw so that the Hornby Trustees can review it for the first time at their next meeting on February 1. At this point in time I'd like to have some indication from you what information you would like the LTC to consider in terms of their review of your commercially zoned property. Please feel free to annotate the attached draft zone excerpt.

I would like to arrange a teleconference call at your convenience to discuss any proposed changes. Please note that although the LTC is looking at the draft LUB for the first time on February 1st, we are still in the early stages of consultation and there is ample time for input into the proposed draft regulations.

Thanks for your participation in this land use bylaw review project. If you have any questions please do not hesitate to contact me directly.

Sonja Zupanec, RPP
Island Planner (Gambier and Hornby Island Local Trust Committees)
Islands Trust
700 North Road, Gabriola Island, B.C. V0R 1X3
Ph: [250.247.2211](tel:250.247.2211) or toll free [1.800.663.7867](tel:1.800.663.7867)
Fx: [250.247.7514](tel:250.247.7514)
www.islandstrust.bc.ca

Preserving **Island** communities, culture and environment



Please consider the environment before printing this email

From: [Phoebe Long](#)
To: [Sonja Zupanec](#)
Subject: footprint-new store
Date: February-05-13 2:12:51 PM

Hello Sonja:

I was hoping to send you a very preliminary footprint of the future store, as our electronic site plan initially approved by Islands Trust (when we built the gas bar), did contain it....but our architect hasn't found his copy yet. We estimate needing about \$15000 square feet. What do I need to provide for you at this point?

regards,

Phoebe

From: [dianne chuoke](#)
To: [Tony Law](#); [Sonja Zupanec](#); [Alex Allen](#); [dianne](#)
Subject: legal surveys and assessments
Date: February-06-13 10:54:03 AM

February 6, 2006

Islands Trust

I attended the meeting of February 2, 2013 where a discussion around “legal surveys” and “legal assessments” would / should be added to site permits and zoning changes. I did not speak up then, not wanting to break protocol, but I have had some experiences in these areas.

In today's world, many people have GPS abilities – I surveyed our land with a “hand held” Garmin – which is very accurate. Han submitted our new water line coordinates to Health Canada by walking the line with a “smart” cell phone and using a \$2.00 mapping app. During our 135 bylaw application, I submitted a map of all the structures that was extremely accurate (although I did not include all the coordinates, I could have). I understand your reluctance to allow a non-professional to make a survey. Even on Syzygy we hired a “professional” to help us find the lines of two of our borders – not completely trusting my Garmin toy. As it turned out, he walked it with his hand held for \$50.00 an hour and confirmed my findings. The same “legal” survey for those two lines would have been \$3,000.00 – and, thank heaven, you did not required a “legal” map of all our buildings!

In another situation, I believe that a “legal” survey is eventually required by a Strata Title application (a zone change?); but you may apply with an accurate map and go through most of the process (Islands Trust, Agriculture, Highways, etc). The right to start work is withheld until the “legal” survey verifies the map; but, this would allow someone to see if the application would go through before incurring a large expense. Maybe our rezoning applications could somehow include this eventuality? Also, have you considered how people wanted to form a new land coop by combining lots would be financially effected – couldn't the coordinates published at the land office be sufficient in some cases without a legal survey? – even for zoning?

On that same train of thought of modern

technology, there are many free / inexpensive CAD programs that can produce professional looking building plans. Before requiring an assessment by a professional only, please consider allowing these types of amateur plans. I understand the Planner's (and eventually the applicant's) frustration of getting plans submitted on a paper napkin. But telling an applicant that the process would go faster (less returns from the Planner) depending on how those plans are received (hand drawn, computer generated, or professional blueprints); puts the delay in processing time on the applicant. All paper napkins should be returned immediately, and maybe all hand drawn not on graph paper using an appropriate scale.

Of course, verification of any submitted plans, coordinates, or building to code still needs to be address – a separate issue. However I believe an individual has the ability to submit accurate information without expensive professional help, and should be allowed to do so. The Trust should have (keep?) the flexibility to recommend or require professional input on a case by case application.

Just my 2 cents worth,

Dianne Chuoke
dianne1717@hotmail.com
(250) 335-0909

From: [Phoebe Long](#)
To: [Sonja Zupanec](#)
Subject: Emailing: Co-op Site Plan feb14.pdf
Date: February-14-13 1:56:05 PM
Attachments: [Co-op Site Plan feb14.pdf](#)

Hello Sonja:

Attached preliminary site plan for future store. It will need a bit of tweaking to get the placement safely "right", but this is the general idea at this time. I hope it is of some use in your planning process.

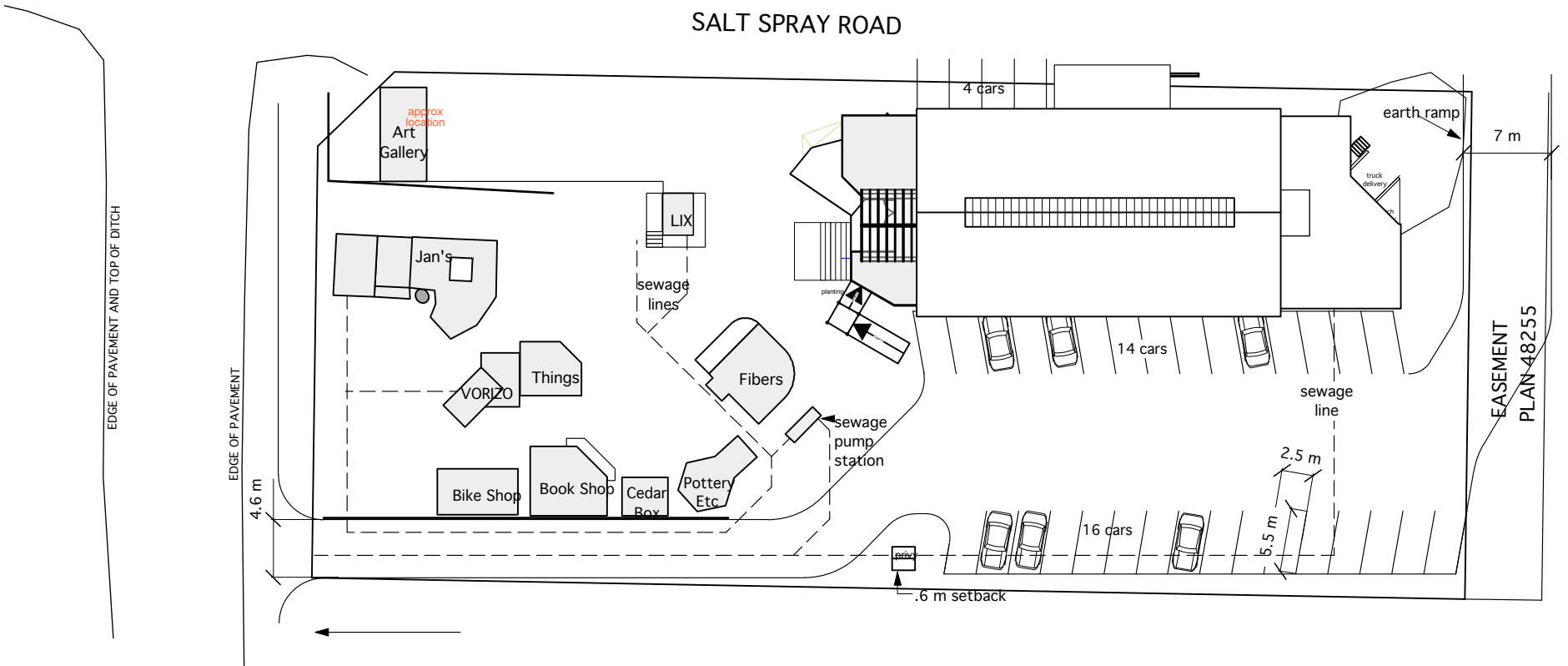
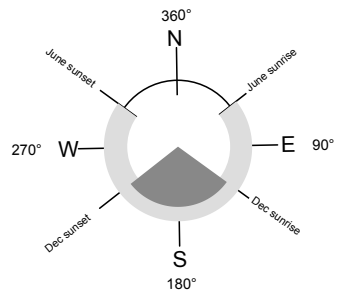
regards,

Phoebe

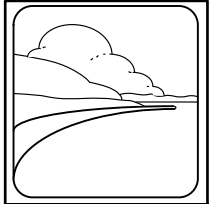
The message is ready to be sent with the following file or link attachments:

Co-op Site Plan feb14.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Blue Sky Design



Hornby Island

Site Plan scale 1 : 500

Hornby Island Co-op

Date: Feb 14, 2013
File name: Co-op Site Plan.vwx

From: [Hornby Island Diving](#)
To: [Sonja Zupanec](#)
Subject: Re: draft zoning regulations for Ford Cove area
Date: February -22-13 10:49:25 AM
Attachments: [DRAFT Zoning - Hornby Island Diving Lodge.docx](#)
Importance: High

Hi Sonja,

We tried to reach you by phone a couple of times, so we will try email instead. Attached is our revised draft of zoning wording for the Hornby Island Dive Lodge property.

We do not wish to change the zoning on our residential property. The only circumstances under which we would consider this is if all our neighbours agreed to a similar change.

It would be helpful to discuss our request with you in person, and to get an update on the progress of the process. When can we reach you by phone?

Cheers,

Rob Zielinski

Hornby Island Diving
Rob & Amanda Zielinski, Owners / Operators
10795 Central Road
Hornby Island BC Canada V0R 1Z0
tel (250) 335-2807
email info@hornbyislanddiving.com
www.hornbyislanddiving.com

On 2013-01-09, at 3:33 PM, Sonja Zupanec wrote:

Hi Rob,

Thank you for speaking with me earlier today. As discussed, I am sending you three documents for review. One attachment is an excerpt of the current (1993) zoning of your properties. The second attachment is the DRAFT zoning changes brought forward in 2010 relevant to the dive lodge. This would be a custom zone to reflect the actual use of the property. The third document is DRAFT residential zoning that could be applied to your residential property if that is the intent.

I will be revising and updating the DRAFT 2010 Land Use Bylaw so that the Hornby

Trustees can review it for the first time at their next meeting on February 1. At this point in time I'd like to have some indication from you what information you would like the LTC to consider in terms of their review of your commercially zoned properties.

Please feel free to annotate the attached draft zone excerpt and email it back to me.

I would be pleased to arrange a teleconference call at your convenience to discuss any proposed changes. Please note that although the LTC is looking at the draft LUB for the first time on February 1st, we are still in the early stages of consultation and there is ample time for input into the proposed draft regulations.

Thanks for your participation in this land use bylaw review project. If you have any questions please do not hesitate to contact me directly.

Sonja Zupanec, RPP
Island Planner (Gambier and Hornby Island Local Trust Committees)
Islands Trust
700 North Road, Gabriola Island, B.C. V0R 1X3
Ph: [250.247.2211](tel:250.247.2211) or toll free [1.800.663.7867](tel:1.800.663.7867)
Fx: [250.247.7514](tel:250.247.7514)
www.islandstrust.bc.ca

Preserving **Island** communities, culture and environment



Please consider the environment before printing this email

<DRAFT 2010 zoning - Dive Lodge.docx> <DRAFT R3 Residential zone.docx> <Excerpt 1993 C5 zoning - Ford Cove area.docx>

5.15 Commercial 7 – Resort (C7) Zone (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
 - b) Restaurant
 - c) Marina
 - d) Retail store
 - e) Liquid fuel sales for boats
 - f) Residential
 - g) Home occupation
 - h) 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) accessory buildings and structures; and
 - (b) a maximum of one visitor accommodation lodge per lot not exceeding 12 visitor accommodation units.
- (3) Lot coverage must not exceed 40 %

9.18.2 One residential dwelling unit is permitted per lot.

9.18.6 The floor area of retail stores must not exceed 47 m² (505.9 ft²) per lot.

9.18.7 The floor area of a restaurant must not exceed 25 m² (269 ft²) per lot.

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) Visitor accommodation lodge must not exceed 325 m²
- (6) The total floor area for accessory buildings must not exceed 100 m² per lot.

Subdivision Lot Area Requirements

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

From: [Alex Allen](#)
To: [Sonja Zupanec](#)
Subject: FW: New septic regulations for short term rentals
Date: February-27-13 8:54:12 AM

Alex Allen
Hornby Island Trustee

From: Jeanne Wunderlick [jeanwun@gmail.com]
Sent: February 27, 2013 8:04 AM
To: Alex Allen
Cc: Tony Law; dgraham@islandstrust.ca.bc; Frances Millan
Subject: New septic regulations for short term rentals

Sent from my iPad

>
> Gentlemen,
> As a property owners, we have no argument with septic field inspections as we must ALL take responsibility to ensure that no harm is done to our sensitive environment. We note the new regulations take great care in outlining the occupancy limitations for each household which we also agree with. Our concern, however, is why these septic inspections are not required for all residences in the Anderson Drive and Whaling Station Bay Area. Why focus on the vacation rentals where occupancy is likely LESS than the regular full time resident. If the objective is truly to protect the aquifer and the environment we feel it is totally irresponsible and DISCRIMINATORY to focus ONLY on short term rental properties. Would you not agree.
>
> I look forward to your response.
>
> Jeanne Wunderlick
>
>
> Sent from my iPad

From: [dianne chuoke](#)
To: aallen@islandstrust.bc.ca; [Sonja Zupanec](#); [Tony Law](#); [David Graham](#)
Cc: [richard & Serena - new](#)
Subject: Syzygy zoning
Date: March-03-13 6:23:36 PM

March 3 2013
Sonja Zupanec:
szupanec@islandstrust.bc.ca
Tony Law: tlaw@islandstrust.bc.ca
Alex Allen: aallen@islandstust.bc.ca
David Graham: dgraham@islandstrust.bc.ca

Members of the Islands Trust Board:

Firstly, I would like to thank you for the help I have received concerning the inclusion of the Syzygy Co-operative Community (a land co-operative) in the new OCP and the new Bylaws. I have found a few incidents where I felt assigning rights to each lot might discriminated against land coops, and notified the Planner (like home occupations allowances of two per lot, three bedrooms for bed and breakfast per lot, maybe signage allowance issues) and she has addressed my concerns. However, these problems are only ones that I have found so far; and I am still worried about repercussions of bylaws I haven't noticed yet. I was happy to see at the last meeting that you associated secondary suites to legal dwellings – not to the lot; but what about detached units? Again, I am asking for your help in finding problems around our one lot designation.

I have also ask the planner to remove 5.8(2)(c) where “a maximum of one accessory building per dwelling unit.” This clause was not part of Bylaw 135 and I feel is unnecessarily restrictive. The next clause of maximum lot coverage of 10% should be sufficient for the Trust's purposes. We are a cooperative and would like to have the privilege of building shared spaces without using an individual's dwelling allowances. Or being redistricted to one large accessory building to fill our needs instead of incorporating several smaller buildings around our 2 hectare density allowance.

Which leads me to the last item I would like to discuss in this letter – Syzygy zoning minimum lot requirement. In section 5.8 (7), the Subdivision Lot Area Requirements states a minimum area of 30.0 hectares is needed to subdivide. I believe the Trust has been reviewing and revising some of these minimums for subdividing, and I request you include Syzygy zoning in this review. I am requesting the minimum be reduced to 2 hectares to reflect our current approved density allowance given to

us in Bylaw 135.

When I discussed our subdivision minimum with the Planner, she stated it was included to prevent us from subdividing (into private or strata lots) without going through a (costly) zone change to reduce this minimum lot size requirement – a change that would not effect our density allowance. It is my understanding that Islands Trusts mandate does not include how we should hold our title, but to control the density on our land /island. It seems that the sole purpose of this large minimum is to prevent us from receiving the Trust's approval for a title change in a normal business meeting. I do not feel it is appropriate for the Trust to control, through regulations in the new Bylaws, our freedom to hold our title in any of the legal forms. Especially given the fact that we already went through a long process – with Island input – to get our current Bylaw 135 rights. Please correct this clause from discriminating against us to hold our title in any legal form.

See you at the March 15 meeting,

Dianne Chuoke
Syzygy Cooperative
(250) 335-0969
dianne1717@hotmail.com

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

Comment [IU1]: Existing zoning C4
In consultation with property owners.

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; and
 - (c) 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 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 one residential dwelling unit is permitted per lot; and
 - (d) a maximum of ten camp sites.
- (3) Lot coverage must not exceed 20 % 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.

Comment [s2]: ADDED NEW

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. 150m²
- (6) The floor area of a restaurant must not exceed X m² 350m²
- (7) The total floor area for accessory buildings must not exceed 100 m² per lot. 350m²

Comment [s3]: CHANGE – increase
in size from 65 to 80 m²

Comment [U4]: Determine size

Comment [IU5]: NEW

Subdivision Lot Area Requirements

(8) The minimum lot area is 4.0 hectares.

We would like Island Trust to consider the following changes to our zoning to reflect the business dynamics and competition on Hornby, with regard to house rentals as well as other commercial zoning (Thatch, Ford Cove, Coop)

Permitted uses add lounge, retail sales, camping, personal service, spa and lodges

Density we want increased to 10 units per ha up to 40 units.

Floor area per unit 150m²

Attached accommodation units

Lot coverage 20%

Floor area accessory building 350m²

Minimum lot size of .5 ha

We feel the changes that are being proposed above, are essential for the future growth of our business and our potential to be a key employer on Hornby Island. The above changes would give us the ability to expand our income base therefore giving us the capacity to grow the business for years to come. At this time the only way to expand our income base is to raise our rates every year and this is not a viable option. As we all know conducting business on Hornby has many challenges even for well established businesses. We thank you in advance for your considerations.

From: [Frances Millan](#)
To: [Tony Law](#); [Alex Allen](#)
Cc: [Courtney Simpson](#); [Peter Phillips](#); [Sonja Zupanec](#)
Subject: Islands Trust Guidelines re Vacation Home Rentals on Hornby Island
Date: February-28-13 2:15:46 PM

Tony, Alex and Islands Trust staff for Hornby Island:

Re: Islands Trust Guidelines for Vacation Home Rentals on Hornby Island.

I apologize for the length of this email, but I want the local trust to know how I; as a manager of many Vacation Homes on Hornby Island; am doing my due diligence. I have informed the owners of the properties that are considered vacation home rentals which I manage, of the new Islands Trust Guidelines for Vacation Home Rentals.

- *On February 4, 2013, I emailed all the owners of vacation home rentals on Hornby Island homes I manage, the link to the new Guidelines for Vacation Home Rentals on Hornby Island.*
- *Then February 25th, 2013, I emailed the following to Tony law and some local community members who were raising concerns over the guidelines.*

"I know personally, the years this has taken and the work involved to come up with reasonable and workable guidelines. I have read and re-read the new regulations and I have to say I am generally satisfied with the results save a few issues.

Options

- *Wording of item 1 should read "May thru September".*

Summer Vacation Homes

Occupancy levels

This is unclear. "Only 2 beds can be provided in each bedroom."

I read this as a bedroom may have 2 beds; therefore a bedroom could have 2 queen beds, 2 bunk beds, or 2 single beds. Is the intention to allow 4 persons in a 2 bedroom house or 8?

It further mentions 98% of households in Canada being 5. Therefore allowing only 4 persons in a 2 bedroom home will mean families with 3 children will not be able to rent a 2 bedroom home. Therefore, what would have been an affordable holiday on Hornby Island may no longer be obtained, as a 3 bedroom home is substantially more expensive. This is closing the door to lower to mid income working class families and allowing only the upper classes to enjoy what Hornby has to offer. I say shame on you for creating an economic prejudice.

The homes I manage have a maximum occupancy level based on sleeping accommodation, usually to a maximum of 6. There are the exceptional homes which can accommodate more persons. These larger homes must have a septic system and water supply adequate for the occupancy level.

There are many homes on less than 2.47 acres with have a septic system in place designed and registered with the Health Dept. to accommodate more than 3 bedrooms. Therefore, these homes have the facilities in place to accommodate 8 to 10 persons and should therefore be an allowable exception.

Sewage disposal

Does the Islands Trust want all vacation homes on the Cape Gurney Peninsula have a

registered onsite wastewater practitioner; ie Garth Millan; review the system and give the Trust a statement the sewerage disposal system provides adequate sewerage treatment; or is a copy of the owners' septic system filing adequate?

I truly appreciate the work involved in these guidelines.

Frances Millan, manager/owner
Wind & Waves Vacation Homes''

-
- Re: Section 1
 - Item: Sewage Disposal:

Improper sewerage disposal is concern! We, JAB Site & Wastewater Solutions Ltd. (our company) were just at the WCOWMA (Western Canada Onsite Wastewater Management Association) conference. One of the issues that kept arising, was owners do not have maintenance done on their septic systems. Once installed, they forget about it and wonder why they have problems. This is a concern all property owners on Hornby Island, and all the Gulf Islands, should have. Are they and their neighbours ensuring their sewerage disposal system is working properly?

1) This guideline is discriminatory.

It targets vacation home rentals only! Should not all properties in this sensitive area be made to have the sewerage system evaluated and have regular maintenance?

These are probably the majority. I manage only 10 vacation home rentals on whole the Cape Gurney Peninsula. I ensure the renters comply with occupancy levels. Who will ensure all homeowners in this sensitive area have their sewerage systems evaluated? Often the biggest offenders of too many people using a home are the owners and their families. If they do not care comply with occupancy levels their sewerage system was built for, it stands to reason they also do not maintain their systems. JAB Site & Wastewater Solutions Ltd. has only 2 clients in that area for regular septic system maintenance. He has repaired a few systems, but they aren't following up with regular maintenance. So what is to be done about these "badens"?

2) Should not these guidelines also apply to B&Bs on all Islands?

B&Bs have higher turnovers and consequently more water usage for cleaning and laundry, and therefore higher sewage output.

3) How is the Islands Trust going to know which homeowners of homes that are deemed vacation home rentals are not getting their septic systems evaluated?

Few, if any of the homes on websites have addresses? Will it be through the websites and the contact listed? Wind & Waves Vacation Homes is the contact for the vacation home rentals I manage. I have done my due diligence by contacting the owners, twice. Once to give them a link to the Guidelines for Vacation Home Rentals, and secondly, sent the following email to owners on the Anderson Drive and Whaling Station Bay areas. Who is to be held accountable if they do not comply?

Frances Millan, manager/owner
Wind & Waves Vacation Homes

- Tuesday, February 26th, 2013 I emailed the following to specifically to the owners of vacation rental homes I manage on the Cape Gurney Peninsula regarding the item Sewage Disposal requirements as it impacts them directly.

"Dear owners:

The new Islands Trust guidelines have one item that applies directly to owners on Cape Gurney Peninsula regarding sewage disposal.

One of the issues that home owners often forget about is regular septic system maintenance. Consequently, septic systems start to develop problems, some very serious and expensive if not caught in time. This happened last year to an owner on Anderson Drive. It cost them over \$20,000 to repair the situation.

The other problem of course is sewage not being treated properly and then getting into the well water aquifers.

This is the Islands Trust concern. Therefore they are requesting all owners of Vacation homes to have their system checked by an "authorized person" as set out in the Public Health Act.

Islands Trust Guidelines

<http://www.islandstrust.bc.ca/ltc/ho/pdf/hovacationrentalsguidedec2012.pdf>

- Item of concern – page 2

Sewage disposal

The water supply of one area of Hornby Island (the peninsula that includes Anderson Drive, Whaling Station Bay, High Salal and most of St Johns Point Road) comes from an aquifer that the Province classifies as highly vulnerable and highly developed. Before a vacation home rental is conducted in this area, **an authorized person (as defined in the Sewage System Regulations of the Public Health Act) must provide a statement to the Islands Trust that the sewage disposal system is capable of providing adequate treatment for the proposed rental use.**

Public Health Sewerage System Regulations;

Who is an authorized person? See section 7 link below

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/22_326_2004#section7

Just for your information, Garth Millan (my husband) is a licensed and registered onsite wastewater practitioner.

I am not contacting you in order to drum up business for Garth. I just do not want any problems to arise with your vacation home rental. I did ask Garth for the process. He would have to get a copy of the filing from the Vancouver Island Health Authority; you can get a copy of this. You would need your property PID # or legal description. Once Garth receives a copy from you, then he and his associate would do a system evaluation to ensure all components of your sewerage system is working, and then send a report into the Islands Trust, send you a copy and keep a copy on file.

You can contact Garth directly at 250-335-1887 or email jabexx@gmail.com

Please let me know how you wish to proceed.

Regards,
Frances Millan
Wind & Waves Vacation Homes"

Hornby Island Local Trust Committee:

I would appreciate this letter be presented to the Islands Trust and placed on the agenda of the

next Local Trust Committee Business Meeting so that it can be officially received and considered. I would further ask that I get a response from this letter, I want to keep the owners a breast of these issues which affect them.

Sincerely,
Frances Millan
manager/owner
Wind & Waves Vacation Homes



Islands Trust

Top Priorities

Hornby Island

No.	Description	Activity	Received/Initiated	Responsibility	Target Date	Status
1	Official Community Plan and Land Use Bylaw Review	Targetted review and update of the OCP and LUB.	Feb-03-2012	Sonja Zupanec		On Going
2	Vacation Home Rentals - Regulations Review	Print and video communications products to clarify the new vacation home rental regulations.	Feb-03-2012	Sonja Zupanec	May-30-2013	On Going
3	Riparian Areas Regulation mapping and implementation.		Feb-03-2012	Sonja Zupanec	Dec-31-2012	On Going

Projects

Hornby Island

No.	Description	Activity	Received/Initiated	Status
1	Development Procedures Bylaw	<i>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.</i>	Feb-03-2012	On Going
1	Review of home occupation regulations to allow the rental of accessory building space to a non-resident of the property for commercial use.			On Going
1	Review of Siting and Use Permit Bylaw No. 52 regarding applicability to the construction of secondary suites within a dwelling and research requirements for proof of adequate water and septic capability.		Feb-01-2013	On Going
1	Review and update 'Building on Hornby Island' brochure and include HPO information.		Feb-01-2013	On Going
2	Continue relationship building with K'omoks First Nations.		Feb-03-2012	On Going
3	GHG Emissions Reduction	<i>Facilitate community communications regarding greenhouse gas emissions in collaboration with community organizations.</i>	Feb-03-2012	On Going
4	Communications strategy for revised OCP and LUB		Feb-03-2012	On Going
5	Review community profile by adding further information on environmentally sensitive areas and important habitat and including information in Schedule D2 of OCP.		Nov-23-2012	On Going



Applications w/ Status - Hornby Island Status: Open

Applications

Development Variance Permit

File Number	Applicant Name	Date Received	Purpose
HO-DVP-2012.4	Calvin & Angela Read Planner: Linda Prowse	Dec-13-2012	Vary setbacks from the sea and exterior side lot line

Planning Status

Subdivision

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2010.2	Ron Tuele Planner: Marnie Eggen	Apr-29-2010	

Planning Status

Status Date: May-03-2012

MOTI extension granted

Status Date: Jun-21-2011

Forwarded covenant to applicant for acceptance

Status Date: Jun-16-2011

Rcv'd reviewed covenant from legal counsel

File Number	Applicant Name	Date Received	Purpose
HO-SUB-2012.3	Peter Mason	Apr-26-2012	1410 Carmichael Road (Gustein & Burrows) 2 lot subdivision under Section 946 Local Government Act

Planner: Linda Prowse

Planning Status

Status Date: Dec-20-2012

Still awaiting RAR report and DVP application from applicant

Status Date: May-18-2012

Referral response sent to the Ministry of Transportation and Infrastructure

Siting and use Permit

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2011.11	Hornby Island Resorts Ltd. (The Thatch) Planner: Marnie Eggen	Sep-22-2011	Commercial Building, Triplex and Duplexes, Pump House and Water Cistern

Planning Status

Status Date: Oct-03-2011

Pending outcome of DP and DVP.

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2011.13	5405 Jerow Road Planner: Marnie Eggen	Dec-06-2011	construct a cottage

Planning Status

Status Date: Dec-06-2011

Requested further information

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2012.12	Calvin & Anglea Read Planner: Linda Prowse	Dec-13-2012	see DVP HO-DVP-2012.14

Planning Status

File Number	Applicant Name	Date Received	Purpose
HO-SUP-2012.9	Sally & David Englund Planner: Linda Prowse	Nov-27-2012	

Planning Status

From: Nicole Ranger
Sent: February-27-13 9:23 AM
To: Alex Allen; David Graham; Sonja Zupanec; Tony Law; Becky McErlean
Cc: Nancy Roggers
Subject: Hornby Expense Report Feb/13

Islands Trust				
LTC EXP SUMMARY REPORT F2012				
Invoices posted to February 28, 2013				
635 Hornby	Invoices posted to February 28, 2013	Budget	Spent	Balance
65000 635	LTC "Trustee Expenses"	1,300.00	611.62	688.38
65200 635	LTC Local Exp LTC Meeting Expenses	3,200.00	2,028.90	1,171.10
65210 635	LTC Local Exp APC Meeting Expenses	300.00	293.94	6.06
65220 635	LTC Local Exp Communications	400.00	280.00	120.00
65230 635	LTC Local Exp Special Projects	500.00	72.36	427.64
65240 635	LTC Local Exp Miscellaneous	200.00	-	200.00
TOTAL LTC Local Expense		4,600.00	2,675.20	1,924.80
73001 635 2004	Hornby OCP/LUB	8,000.00	1,607.29	6,392.71
TOTAL Project Expense		8,000.00	1,607.29	6,392.71

Nicole Ranger

Finance Clerk
 Islands Trust
 200-1627 Fort Street
 Victoria, BC V8R 1H8
 Phone: (250) 405-5152
 Fax: (250) 405-5155

Preserving *Island* communities, culture and environment

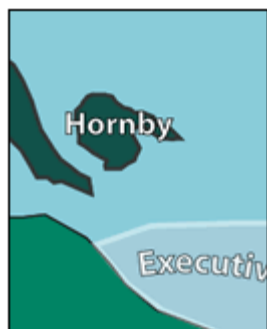


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Islands Trust

Preserving **island** communities, culture and environment.

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Population (2011):

Approximately 958

Size:

2,990 hectares (7,388 acres)

Location:

31 kilometres south-east of Courtenay on Vancouver Island.

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Hornby Island Local Trust Committee

Latest News

In this section you will find current news items that are relevant to your Local Trust Area and your community. [Subscribe](#) to the Hornby Island Latest News updates and receive the latest information on official community plan reviews, staff reports, notifications and other documents published in the latest news section.

February 2013

- [Greening our Shores Workshop Program](#)
- [Greening our Shores Workshop – February 26, 2013 information flyer \(updated info\)](#)
- [Greening our Shores Workshop – Integrated Shoreline & Watershed Maps](#)
- [Flyer on the Hornby Island Official Community Plan Review](#)

December 2012

- [A Guide to Vacation Home Rentals - 2012](#)
- [December 2012 v.6 DRAFT Official Community Plan - for public review](#)

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Hornby Island Work Program

1. Targeted Official Community Plan and Land Use Bylaw Review
2. Vacation Home Rental Regulation Review
3. Riparian Areas Regulation Implementation

Hornby Island Local Trust Committee Projects

Official Community Plan and Land Use Bylaw Review

- [DECEMBER 2012 v.6 DRAFT OCP](#)
- [JULY 2012 DRAFT OCP](#)
- [Project Charter - April 2012](#)
- [Communications Plan - April 2012](#)
- [OCP/LUB Project Newsletter - May 2012](#)
- **Discussion Documents for April, 2011 Community Information Meeting:**
 - [Draft Hornby OCP Revisions April 2011](#)
 - [Draft Schedule B \(April 2011\) - Land Use Designations](#)
 - [Schedule C - Land Status and Road Designations](#)
 - [Schedule D2 - Environmentally Sensitive Areas](#)
 - [Draft Schedule E \(April 2011\) - Development Permit Areas](#)
 - [Schedule F - Hazard Areas](#)
- [OCP/LUB Project Terms of Reference - November 2009](#)
- [Staff Report - February 2013](#)
- [Staff Report - November 2012](#)
- [Staff Report - Home Occupations - November 2012](#)
- [Staff Report - September 2012](#)
- [Staff Report - March 2011](#)
- [Staff Report - December 2010](#)
- [Staff Report - October 2010](#)
- [Staff Report - September 2010](#)
- [Staff Report - July 2010](#)

Committee Links

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[Resolutions-Without-Meeting](#)
[Associated Islands](#)
[Land Use Application Forms](#)

- [Staff Report - March 2010](#)
- [Staff Report - February 2010](#)
- [Staff Report - September, 2009](#)

Hornby Island Community Profile

- [Community Profile 2010](#)

Riparian Areas Regulation Implementation

- [March 2012 Mimulus Biological Consultants Stream Mapping Report](#)
- [November 2011 RAR Factsheet](#)

Island Information and Reports

- [Hornby Island Local Trust Committee Submission Regarding Water Act Modernization](#)
- [Building on Hornby Island \(October 2009\)](#)
- [Living on Hornby Information Pamphlet \(May 2012\)](#)
- [Hornby Island DRAFT Build Out Map, December 2008](#)
- [Final Report - Results of the Groundwater Geochemistry Study on Hornby Island by D. Allen and M. Suchy April 2002](#)
- [Heart of the Island - A Report on Hornby Vacant Crown Land, 2000](#)

Climate Change Action

- [Staff Report - March 2010](#)
- [Preliminary Climate Change Initiative Report - October 2009](#)
- [Climate Wise Islands Program](#)
- [Newsletter - 2009](#)
- [Fact Sheets](#)
- [Minutes - November 2, 2010](#)
- [Community Information Meeting Notes - November 15, 2009](#)
- [Proposed Bylaw No. 139](#)

Ecosystem Mapping

- [Hornby Island Ecosystem Map 2001](#)

Advisory Planning Commission - Minutes

- [April 17, 2012](#)
- [April 24, 2012](#)
- [May 1, 2012](#)
- [May 3, 2012](#)
- [June 21, 2012](#)

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Housing

- [Housing Needs Assessment on Hornby and Denman Island - Final Report](#)
- [Secondary Housing on Hornby Island - Staff Report June 2008](#)
- [Enabling Secondary Accommodation Units on Hornby Island](#)
- [Hornby Island Advisory Housing Committee Report - 2004](#)

K'omoks First Nation

- [K'omoks Treaty Process - Message from Trustees](#)
- [Hornby Island Local Trust Committee Submission to Negotiations Division Ministry of Aboriginal Relations and Reconciliation on Vacant Crown Land on Hornby Island in connection with the K'omoks First Nation Treaty Negotiation, September 2008](#)

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