



Hornby Island Local Trust Committee Regular Meeting Addendum

Date: June 10, 2016
Time: 11:30 am
Location: Room to Grow
2100 Sollans Road, Hornby Island, BC

	Pages
11. LOCAL TRUST COMMITTEE PROJECTS	12:15 PM - 12:30 PM
11.2 <i>Hornby Island Land Use Bylaw Maintenance</i>	
11.2.1 <i><u>Staff Report dated June 1, 2016</u></i>	2 - 3
13. NEW BUSINESS	
13.1 <i>Advertising for Vacation Rentals - for discussion</i>	



STAFF REPORT

Date: June 1, 2016

File No.: HO-OCP-2009.1

To: Hornby Island Local Trust Committee
For meeting of June 10, 2016

From: Rob Milne, Island Planner

Re: Hornby Island Land Use Bylaw Maintenance

PROBLEM/ISSUE

There is an incorrect reference in Objective 10.2(6), Temporary Use Permit Areas of the Hornby Island Land Use Bylaw (LUB), respecting secondary suites, that should be addressed to remove potential confusion regarding the implementation of secondary suites on Hornby Island.

BACKGROUND:

While preparing the presentation given at the recent Community Information Meeting it came to staff's attention that there is an error in Objective 10.2(6) of Part 10, Temporary Use Permit Areas of the Land Use Bylaw (LUB). The objective incorrectly references Official Community Plan (OCP) Policy 6.3.5.13 rather than OCP Policy 6.3.5.14 and also makes reference to secondary suites which do not require a Temporary Use Permit (TUP). The relevant OCP and LUB statements are provided below. Also provided is a proposed revised version of Objective 10.2(6) to correct this error.

Relevant OCP Policies

6.3.5.13

A secondary suite, limited in size and contained within a permitted dwelling, may be allowed 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 principal residence.

6.3.5.14

A detached unit used to provide non-permanent accommodation for a relative or a caregiver or to provide non-permanent affordable rental accommodation under the Residential Tenancy Act may be permitted through a Temporary Use Permit in accordance with guidelines specified in Section 6.10, Temporary Use Permits.

Land Use Bylaw, Part 10, "Temporary Use Permit Areas"

Current wording

Objective 10.2(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;

Proposed wording

Objective 10.2(6) to consider allowing an accessory dwelling unit for a relative or caregiver of occupants of the residence as per OCP policy 6.3.5.14 in association with a housing agreement or by such other means as are available to encourage occupancy by a relative or caregiver;

STAFF COMMENTS:

An incorrect reference, which infers that a secondary suite requires the approval of a Temporary Use Permit, has been identified in Objective 10.2(6) of Part 10 of the LUB. This reference is inconsistent with OCP policies and Part 3.8, "Secondary Suites" of Part 3, General Regulations of the LUB. This error should be corrected to remove any possible confusion regarding the implementation of secondary suites on Hornby Island.

RECOMMENDATIONS:

That the Hornby Island Local Trust Committee request staff to prepare a draft amendment bylaw to remove the reference to secondary suites in Objective 10.2(6) of Hornby Island Land Use Bylaw No. 150, 2014.

Prepared and Submitted by:



June 2, 2016

Date

Concurred in by:

Ann Kjerulf

June 6, 2016

Regional Planning Manager

Date