

**Purpose:** To review and update the Hornby Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations to increase housing options, regulate vacation rentals in residential zones through Temporary Use Permits and incorporate First Nations engagement recommendations.

**Background:** The Local Trust Committee (LTC) prioritized a “Comprehensive OCP/LUB Review” project in 2021 and requested the Hornby Island Advisory Planning Commission to provide recommendations for OCP and LUB amendments related to four specific topics. The APC spent much of 2021 and early 2022 meeting and providing recommendations regarding amendments. A consultant was hired in 2022 and prepared a report of final recommendations for LTC consideration of next steps in the 2023/24 fiscal year. In April 2024 the LTC confirmed the scope and purpose of the project to: 1) update policies and regulations related to secondary suites/dwellings, regulating short term vacation rentals through the use of Temporary Use Permits and other minor amendments; and 2) updating the OCP and LUB to better address the First Nations concerns and interests regarding land use planning on Hornby Island.

Objectives	In Scope	Out of Scope	Deliverables
<p>Amend the Hornby Island OCP and LUB by incorporating select recommendations of the Hornby Island Advisory Planning Commission; consultant’s recommendations; targeted engagement with First Nations and comprehensive public input.</p>	<p>-Updating OCP language, references to include First Nations and incorporate First Nations recommendations for policy and regulatory updates.</p> <p>- Add the Islands Trust Reconciliation declaration to the OCP.</p> <p>-Draft OCP and LUB Bylaw amendments:</p> <ul style="list-style-type: none"> <li>○ Supporting cooperative and purpose built rental housing;</li> <li>○ Supporting rezoning applications for ‘Large Lot Residential’ parcels to multi-family development for residential rental tenure;</li> <li>○ Permitting secondary suites in all small lot zones within the principle dwelling where septic capacity allows and sufficient groundwater is available;</li> <li>○ Permitting secondary suites or attached/detached secondary dwelling on lots over 2ha where septic capacity allows and sufficient groundwater is available;</li> <li>○ Prohibiting vacation rentals as an outright permitted use in residential zones and requiring a valid Temporary Use Permit;</li> <li>○ Designating all small lots in the Galleon and Sandpiper area as within the heavily developed aquifer (IA).</li> <li>○ Update PU(a) zone to include community housing.</li> <li>○ Explore option to exclude cisterns from all setback requirements.</li> <li>○ Explore options to amend residential zoning to permit keeping of chickens for personal/commercial use and prohibit keeping of roosters.</li> </ul>	<p>Public engagement beyond legislative requirements (one major community information meeting and one minor CIM immediately prior to the two anticipated public hearings).</p> <p>Amended to: Short Term Rentals will continue to be a permitted where authorized through a Temporary Use Permit. Alternatively, Short Term Rentals would be permitted where authorized by a Business License if the Comox Valley Regional District agrees to establish a service to enable this and the local trust committee agrees that this would be a better approach.”</p>	<ul style="list-style-type: none"> <li>• <b>2024/2025:</b> One OCP and one LUB amendment specific to updating regulations for housing, vacation rentals, chickens in residential zones and cisterns in setbacks;</li> <li>• <b>2024:</b> Comprehensive First Nations Engagement Process</li> <li>• <b>2025/2026:</b> First Nations Engagement Summary Report. One OCP and one LUB Amendment Bylaw specific to First Nations engagement recommendations;</li> <li>• <b>PENDING:</b> Post Bylaw adoption community communication materials.</li> </ul>