



HORNBY ISLAND TRUSTEES' REPORT

tony law and alex allen

Thinking of building, developing your property or changing its use?

First of all, check out our Official Community Plan and Land Use Bylaw for relevant information. Go to the Islands Trust website: <http://islandstrust.bc.ca/>. There is a map on the home page: click on Hornby Island. This will take you to the Hornby Island Local Trust Area home page. On the menu: click on "Bylaws." You will then have in front of you the Official Community Plan and Land Use Bylaw and maps.

Our Official Community Plan includes many policies that guide development in a way that is appropriate to our island. These include policies encouraging land owners to:

- discuss proposed developments and other land use activities with neighbours at an early stage of planning.
- identify areas (including significant features) on each property to be left undisturbed before proceeding with any site development, and
- address potential impacts upon groundwater and surface water.

We have often seen the difficult consequences of land owners not discussing proposed developments with their neighbours. When people are surprised by an application which has impacts on noise, traffic, altered views, etc., it is common to go into

reactive mode and oppose the proposal.

Our Land Use Bylaw includes regulations which apply to the whole island and specific regulations for each zone. (Schedule 1 is a map which will help you identify which zone your property is in.)

Application Guide Forms are available through the menus on both the Islands Trust home page and the Hornby Island page of the website.

If you are constructing a new building or structure, or are adding to an existing building or structure, you will need a **Siting and Use Permit**. This confirms that what you are proposing complies with applicable regulations. Hornby and Denman are the only two islands in the Trust area that do not require building permits.

In a few cases, a **Development Permit** may also be required. These are used to define the form and character of commercial and community housing development or for protection of the natural environment. These areas are described in the Official Community Plan and identified in the "Schedule E" map. The Land Use Bylaw includes guidelines for the different types of development permits.

If you are considering development or uses that do not conform to the requirements of the Land Use Bylaw there are options that will enable such proposals to be considered.

A **Development Variance Permit** application will enable a site-specific variance in regulations to be considered, such as for height or setbacks. These permits cannot be used to vary use or density of a property.

A **Temporary Use Permit** application can allow for different uses to be considered for a property (such as a commercial activity that goes beyond home occupation regulations or a detached accommodation unit).

Major changes to the permitted uses and density of a property would require an application for rezoning to be considered.

If you have questions about regulations or application processes, please contact our planning staff at the Northern Office on Gabriola Island (see below).§

Next LTC meeting Friday, April 27, 11:30 am at Room to Growl.

Margaret Rabena
REALTOR®, *Island Resident*
 Professional Real Estate Services
 Call or email
 • if I can assist you in Buying or Selling a home
 • to find out the value of your home in today's market

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**Islands Trust Northern Office: 250-247-2063 or
toll free at 1-800-663-7867**

**Email staff or the Local Trust Committee at:
northinfo@islandstrust.bc.ca**

**Islands Trust website: [http://www.islandstrust.
bc.ca/](http://www.islandstrust.
bc.ca/)**

**Meeting notification service: [http://islandstrust.
bc.ca/meetingnotify.cfm](http://islandstrust.
bc.ca/meetingnotify.cfm)**

BROOM REMOVAL UPDATE

The control of broom continues unabated. 40 sites need a visit once, or twice a year. The situation is improving somewhat, but there is no such thing as winning the battle, just the hope of controlling the plant expanding its reach. By now most big broom along the roadside is gone and that counts as a bit of a victory. Presently, the focus can be to get rid of plants when they are a year or so old. That way there will be no new seeds added to the soil.

On Roburn Road, the location of the worst road side invasion of broom, it is possible to see how native

vegetation is now moving in on what was pretty solid broom territory. Salal, roses, and small trees are starting to emerge from the forest's edge onto the overly generous roadside. Once other plants are firmly established, it is more difficult for broom to successfully overpower them again. Yeah!

Broom thrives in disturbed soil in the sun. New power-poles, culverts, and ditches are prime areas where broom seeds will emerge after lying dormant. If you have some of that work going on in your neighbourhood, keep an eye out for the pesky plants for the next few years. Any soil or compost brought from the big island should also be under observation.

Small plants are a breeze to remove in all but the driest weather. There is no need to wait until they bloom. Just deal with the broom; do it 10 months out of the year. Even cutting broom can be done now as long as you know where the area plant was so you can check that the plants do not shoot out new stems.

Thank you to everyone who has helped, and continues to help, with the broom busting. Remember to avoid mowing broom (pull the small stuff) and please help your neighbours who need a hand. Our group is small and not the youngest. Together everyone achieves more. §

Submitted by Eva Wetzel (HIRRA Invasive Plant Committee)

Children's Authors' Book Launch and Reading **For everyone, any age!**

Susan Cooper, Newbery Award-winning author of *The Dark is Rising* series
Sarah Ellis, Governor-General's Award-winning author of *The Baby Project*
Deirdre Baker, author of Hornby-inspired *Becca at Sea*

read from new works hot off the press:

The Boggart Fights Back by Susan Cooper
Ben and the Scaredy-Dog by Sarah Ellis
Becca Fair and Foul, long-awaited sequel to *Becca at Sea*, by Deirdre Baker

Saturday April 28 3:00 – 4:30 p.m. at New Horizons

Short readings, questions and answers, book signing and enthusiastic hubbub
Books will be available for purchase