



DATE OF MEETING: September 8, 2023

TO: Hornby Island Local Trust Committee

FROM: Sonja Zupanec, Island Planner
Northern Office

SUBJECT: Official Community Plan and Land Use Bylaw Targeted Review Project – Status Update

The purpose of this memo is to provide the Hornby Island Local Trust Committee (LTC) with a status update for the Official Community Plan (OCP) and Land Use Bylaw (LUB) Targeted Review project.

BACKGROUND

The following resolutions were passed by the LTC in June 2023:

HO-LTC-2023-029 It was *MOVED and SECONDED*,
that the Hornby Island Local Trust Committee amend the Official Community Plan/ Land Use Bylaw Review Project Charter Version 2.1 by removing the words under the In Scope Section “explore use of” and replacing with the words “to require a.” **CARRIED**

HO-LTC-2023-030 It was *MOVED and SECONDED*,
that the Hornby Island Local Trust Committee amend the Official Community Plan/ Land Use Bylaw Review Project Charter Version 2.1 by adding a fifth bullet in the Deliverables Section that reads: “Post Bylaw Adoption Community Information Materials.” **CARRIED**

HO-LTC-2023-031 It was *MOVED and SECONDED*,
that the Hornby Island Local Trust Committee amend the Official Community Plan/ Land Use Bylaw Review Project Charter Version 2.1 by removing Bullet 5 from the In Scope Section; and by adding to Bullet 4 of the In Scope Section; so that Bullet 4 reads: “Permitting secondary suites or attached/detached secondary dwellings on lots over 2 HA where septic capacity allows and sufficient groundwater is available. **CARRIED**

HO-LTC-2023-032 It was *MOVED and SECONDED*,
that the Hornby Island Local Trust Committee endorse the revised Project Charter Version 2.1, dated June 16, 2023 to reflect the revised timeline and deliverables of the Official Community Plan and Land Use Bylaw Review project, as amended. **CARRIED**

The revised and updated [project charter](#) is posted to the project webpage.

First Nations Engagement: Staff have been working on a draft capacity funding agreement with the staff from the K’omoks First Nation to allow Nation staff to review the scope of potential amendments to the OCP and LUB. A regular schedule of staff to staff meetings is proposed between September 2023 and March 2024. The objective is for the Nation’s staff to work with Islands Trust planning staff to draft and review policy and regulatory updates for LTC consideration this winter. The review is consistent with the terms outlined in the

Project Charter. At the time of report writing, the capacity funding agreement details with the Nation were being finalized.

Community Consultation: Once the LTC has received and considered the compilation of suggested amendments from K’omoks First Nation, staff recommend one electronic community information meeting with Hornby Island residents, Islands Trust staff and K’omoks First Nation staff to discuss the work completed to-date and highlight key policy and regulatory amendments being considered by the LTC. In the interim, any members of the public with questions or comments about the project are encouraged to contact the project planner directly.

NEXT STEPS

Staff will continue working with the K’omoks First Nation to review the Hornby Island OCP and LUB proposed amendments to First Nations references, housing options and regulating short term vacation rentals. Staff anticipate providing the LTC with specific details regarding the scope of possible amendments from K’omoks First Nation, at the next business meeting in November. Draft bylaws will be presented to the LTC for consideration this winter.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	August 22, 2023
Concurred By:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	August 22, 2023