



DATE OF MEETING: May 16, 2025

TO: Hornby Island Local Trust Committee

FROM: Sonja Zupanec, RPP, MCIP  
Northern Team

SUBJECT: Consideration of Second Reading of Proposed Bylaw Nos. 176 (OCP) and 177 (LUB)

## RECOMMENDATION

1. That the Hornby Island Local Trust Committee Bylaw No. 176, cited as “Hornby Island Official Community Plan Bylaw No. 149, 2014, Amendment No. 1, 2024” be amended as per the tracked changes shown in Attachment 1 of this staff report dated May 16, 2025.
2. That the Hornby Island Local Trust Committee Bylaw No. 176, cited as “Hornby Island Official Community Plan Bylaw No. 149, 2014, Amendment No. 1, 2024” be read a second time.
3. That the Hornby Island Local Trust Committee Bylaw No. 177, cited as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024” be amended as per the tracked changes shown in Attachment 2 of this staff report dated May 16, 2025.
4. That the Hornby Island Local Trust Committee Bylaw No. 177, cited as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024” be read a second time.
5. That the Hornby Island Local Trust Committee request staff to report back in fall 2025 on the land use impacts and implications of the provincial short term rental registry prior to scheduling a special meeting to hold a community information meeting and public hearing for Proposed Bylaw Nos. 176 (OCP) and 177 (LUB).

## REPORT SUMMARY

This report outlines the amendments to Proposed Bylaw Nos. 176 (Official Community Plan) and 177 (Land Use Bylaw), as endorsed by the Local Trust Committee (LTC) at its regular business meeting in March 2025. Staff recommend that the LTC give second reading to both proposed bylaws and proceed to a community information meeting and public hearing, to be held in the late afternoon/evening following the next regular business meeting in July 2025. All relevant background information and public correspondence related to this project is posted to the Islands Trust [project webpage](#).

## BACKGROUND

In March 2025, the LTC requested staff to prepare amendments to Proposed Bylaws No. 176 (Official Community Plan) and 177 (Land Use Bylaw) based on agency and First Nations feedback, as well as staff recommendations. These changes included specifying the maximum density for community housing in the PUa zone; strengthening water and septic requirements for vacation rental temporary use permit applications; and deferring consideration of detached secondary dwellings on lots less than 4ha or secondary suites on all residential properties for the second stage of bylaw amendments in 2026.

Planning staff advised the LTC to amend the proposed bylaws by temporarily removing the housing provisions until the completion of the second phase of the review project (First Nations Engagement). In addition, the LTC introduced a draft provision for a cap of 67 temporary use permits for vacation home rentals. Attachments 1 and 2 provide the full scope of the LTC-endorsed draft bylaw amendments for consideration of second reading. Attachments 3 and 4 provide clean versions of both bylaws, reflecting all tracked changes as accepted.

## **ANALYSIS**

### **Issues and Opportunities**

Staff have identified the following issues and opportunities, discussed in more detail below.

#### ***Public Correspondence***

All public correspondence is posted to the [project webpage](#) and updated regularly. The LTC is encouraged to review submissions prior to each business meeting and identify to staff any specific matters it wishes to explore or discuss during the major project agenda item. The LTC has received several letters from property owners objecting to a cap on vacation rentals as well as a repeated request to correct the PU(a) zone to include “community trades and services including association retail”.

#### ***Stipulated density for Community Housing in the PU(a) zone***

In March 2025, the LTC directed staff to work with the proponents of an affordable community housing project on Crown land to establish a maximum density for the PU(a) zone. The proponents have confirmed their request for a maximum density of 10 dwelling units per hectare, with a total of 24 live/work units proposed. Including these provisions in the PU(a) zone at this time is intended to strengthen their funding applications, pending other necessary approvals such as Crown land tenure and a water license. Additional project-specific zoning regulations, such as building heights and setbacks, may be considered through a variance application to accommodate the specific needs of the proposal should they exceed the general regulations of the PU zone.

#### ***Resource Implications for Proposed Temporary Use Permit Application Processing***

The amendments to Proposed Bylaw No. 177 (Land Use Bylaw) include a cap of 67 issued Temporary Use Permits for vacation home rentals. The LTC is requested to confirm that this cap is intended to represent the total number of active permits at any given time, rather than an annual limit.

If the bylaws proceed to Executive Committee (EC) consideration following third reading, staff will be advising the EC of the associated resource and financial implications on administration, including anticipated additional staff time and procedural capacity needed to process up to 67 TUP applications on a recurring cycle of every three to six years and subsequent bylaw monitoring and/or enforcement. Should the LTC direction be to proceed as per the recommendation, management will prepare a subsequent report to the LTC outlining further details on the impacts anticipated to administer the proposed bylaw amendment, prior to a public hearing being held.

At the time of report writing there were 44 vacation rentals registered with the [Provincial Short Term Rental Registry](#). Staff will be prepared to provide the LTC with a verbal update on total registrants as of May 1, 2025. The LTC may wish to consider pausing further consideration of Proposed Bylaw Nos. 176 and 177 until fall 2025 to review and assess provincial data and any impacts or implications of the registry system on land use planning matters on Hornby Island. The LTC has also received public correspondence posted to the project website, recommending a temporary pause until a review of the provincial registry's impacts is conducted.

## **RATIONALE FOR RECOMMENDATIONS**

Staff recommend that the LTC consider second reading for Proposed Bylaws No. 176 and 177 to advance provisions for temporary use permits for vacation rentals and the allowance of chickens in residential zones.

Staff also recommend that the LTC receive an update from staff regarding the provincial data and related implications of the provincial registry system on land use matters and vacation rental operators on Hornby Island. Staff suggest reporting back to the LTC in the fall to allow adequate time for data gathering and review.

A summary of staff recommendations is provided on page 1 of this report.

## **ALTERNATIVE:**

### **1. Amend the Project Charter and/or request staff to amend the Proposed Bylaws further.**

The LTC can amend the [Project Charter](#) scope/objectives and/or further amend the Proposed Bylaws to ensure alignment with the LTC's intentions to update the OCP and LUB. If this alternative is selected, the suggested resolution would be:

*"That the Hornby Island Local Trust Committee amend (insert Proposed Bylaw No. or Project Charter) by (insert specific amendments)."*

## **Next Steps**

If the LTC proceeds with second readings, a community information meeting and public hearing can be scheduled at their next regularly scheduled business meeting on September 5 or November 14, 2025. If the LTC prefers to hold the CIM and public hearing separately, staff encourage the LTC to specify dates so staff can explore venue options.

Submitted by:	Sonja Zupanec, RPP, MCIP, Island Planner	April 29, 2025
Concurrence:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	May 5, 2025

## **ATTACHMENTS**

1. Proposed Bylaw No. 176 (OCP) – tracked changes version
2. Proposed Bylaw No. 177 (LUB) – tracked changes version
3. Proposed Bylaw No. 176 (OCP) – clean version for second reading
4. Proposed Bylaw No. 177 (LUB) – clean version for second reading

## PROPOSED

### HORNBY ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 176

#### A BYLAW TO AMEND HORNBY ISLAND OFFICIAL COMMUNITY PLAN, 2014

The Hornby Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Hornby Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. This bylaw may be cited for all purposes as “Hornby Island Official Community Plan Bylaw No. 149, 2014, Amendment No. 1, 2024”.
2. Hornby Island Local Trust Committee Bylaw No. 149, cited as “Hornby Island Official Community Plan, 2014,” is amended as per Schedule “1” and “2” attached to and forming part of this bylaw.

READ A FIRST TIME THIS                      9TH                      DAY OF                      AUGUST                      , 2024

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APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

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Chair

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Secretary

**HORNBY ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 176  
Schedule "1"**

1. **Schedule "A"** of Hornby Island Official Community Plan, 2014 is amended as follows:

- 1.1 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.1 Residential – General, Objectives** (1) is deleted and replaced with:

"(1) to ensure that a variety of housing and housing tenure options are supported by this Plan."

- 1.2 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.1 Residential – General, Policies**, is amended by adding the following new policy after 6.3.1.3 "6.3.1.4 Vacation Home Rental use is permitted through the issuance of a valid Temporary Use Permit."

~~Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE, Subsection 6.3 Residential, article 6.3.2 Small Lot Residential, Background text, second paragraph is deleted and replaced with "The Anderson Drive/Whaling Station Bay aquifer areas are classified as the highest vulnerability in the province as 1A (heavily developed with high vulnerability). This is reflected in the area's water quality and quantity problems, including saltwater intrusion, sulphureous water and poor yielding wells. In 202X the Local Trust Committee added the Galleon and Sandpiper neighbourhood areas to this aquifer classification."~~

- ~~1.3 Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE, Subsection 6.3 Residential, article 6.3.2 Small Lot Residential, Objectives (3) is deleted and replaced with "(3) to protect the water resource in the aquifers classified as heavily developed, highly vulnerable; and"~~

- ~~1.3 Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE, Subsection 6.3 Residential, article 6.3.2 Small Lot Residential, Policies 6.3.2.4 is deleted and replaced with "6.3.2.4 One principle dwelling and one secondary suite should be permitted on each lot."~~

- ~~1.3 Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE, Subsection 6.3 Residential, article 6.3.2 Small Lot Residential, Additional Policies for small lots in the Anderson Drive/Whaling Station Bay area, the title be amended to read "Additional Policies for small lots in the 1A Heavily Developed, High Vulnerability Aquifer Areas"~~

- ~~1.3 Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE, Subsection 6.3 Residential, article 6.3.2 Small Lot Residential, Additional Policies for small lots in the Anderson Drive/Whaling Station Bay area, Policy 6.3.2.15 be deleted in its entirety and subsequent policies re-numbered accordingly.~~

- ~~1.3 Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE, Subsection 6.3 Residential, article 6.3.2 Small Lot Residential, Additional Policies for small lots in~~

~~the Anderson Drive/Whaling Station Bay area, Policy 6.3.2.16 be amended by deleting the words “and vacation home rentals”.~~

1-41.3 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Objectives**, be amended by adding a new objective after (4) which reads: “(5) to support multi-dwelling residential rental tenure development in the Large Lot Residential zone, through rezoning applications.”

~~1-4 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Policies** 6.3.3.4 is deleted in its entirety and replaced with “6.3.3.4 Only one principal dwelling unit and one secondary suite should be permitted on lots smaller than 2.0 hectares. A maximum of two dwelling units and two secondary suites should be permitted on lots 2.0 hectares or larger.”~~

~~1-51.4~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Policies** 6.3.3.6 is amended by deleting the words “and vacation home rentals”.

~~1-61.5~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Policies** is amended by adding a new policy 6.3.3.10 that reads “6.3.3.10 Rezoning applications are encouraged for multi-dwelling developments restricted to residential rental tenure and which ensure affordability is maintained in perpetuity.”

~~1-6 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.3 Residential**, article **6.3.4 Forest, Policies** 6.3.4.3 is deleted in its entirety and replaced with “6.3.4.3 Only one principal dwelling unit and one secondary suite should be permitted on lots smaller than 2.0 hectares. A maximum of two dwelling units and two secondary suites should be permitted on lots 2.0 hectares or larger.”~~

~~1-6 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.3 Residential**, article **6.3.5 Housing**, article **Rental Housing Policies**, 6.3.5.13 be deleted in its entirety and replaced with “6.3.5.13 A secondary suite, limited in size and contained within a permitted dwelling, should be permitted on lots smaller than 2.0 hectares. A secondary suite, limited in size by regulation and located either within, attached to or detached from a permitted dwelling should be permitted on lots 2.0 hectares or larger.”~~

~~1-71.6~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.4 Agriculture**, article **6.4.1 Agriculture, Policies**, 6.4.1.4 be deleted in its entirety and replaced with “6.4.1.4 On lots 4.0 hectares or larger in the Agricultural Land Reserve, regulations should permit one principal dwelling and one secondary suite within the principal dwelling as well as one additional secondary dwelling limited in floor area and consistent with the Agricultural Land Commission regulations.”

~~1-81.7~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,** Subsection **6.5 Commercial and Home Occupations**, article **6.5.2 Visitor Accommodations and Tourism, Policies**, 6.5.2.5 a) is amended by removing the words “, guest houses or vacation home rentals”.

~~1-91.8~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
Subsection **6.5 Commercial and Home Occupations**, article **6.5.2 Visitor Accommodations and Tourism, Policies**, 6.5.2.5 b) is deleted in its entirety and replaced with “6.5.2.5 b) On land in the Agricultural Land Reserve, vacation home rentals approved by a temporary use permit and agri-tourism accommodation in accordance with Agriculture Land Commission policy and regulations, if zoning allows such a use.”

~~1-101.9~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
**Commercial and Home Occupations**, article **6.5.2 Visitor Accommodations and Tourism, Policies**, Policy 6.5.2.5 is amended by adding a new item c) that reads: “c) Vacation home rental use may be approved through the issuance of a Temporary Use Permit and subject to guidelines contained within the ~~Official Community Plan~~Land Use Bylaw.”

~~1-111.10~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
Subsection **6.5 Commercial and Home Occupations**, article **6.5.3 Vacation Home Rental**, is deleted in its entirety and subsequent subsections renumbered accordingly.

~~1-121.11~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
Subsection **6.5 Commercial and Home Occupations**, article **6.5.5 Home Occupations, Background**, paragraph 2 is amended by removing the words “and vacation home rental of a primary residence is addressed in article 6.5.3 Vacation Home Rental”.

~~1-131.12~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
Subsection **6.5 Commercial and Home Occupations**, article **6.5.5 Home Occupations, Policies**, Policy 6.5.5.7 is deleted in its entirety and subsequent policies renumbered accordingly.

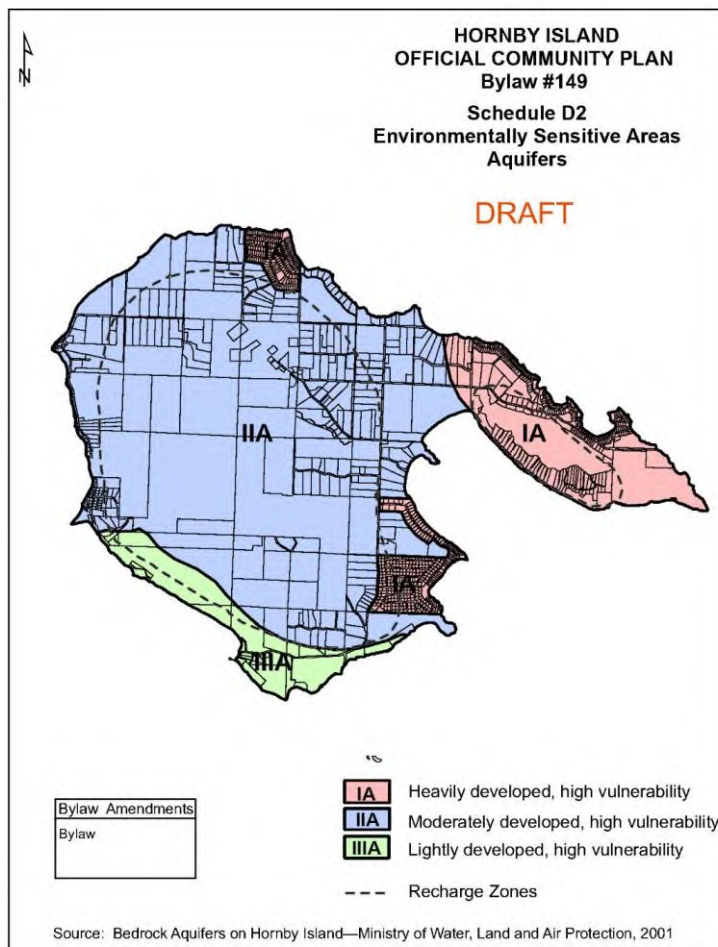
~~1-141.13~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
Subsection **6.10 Temporary Use Permits, Objectives**, Objective (9) is deleted in its entirety and replaced with “(9) to allow vacation home rental use as per Policy 6.5.2.5 c)”.

~~1-151.14~~ **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE,**  
Subsection **6.10 Temporary Use Permits, Guidelines**, 6.10.1 through 6.10.10 are deleted and replaced with the following text: “The guidelines for this subsection are found in the Hornby Island Land Use Bylaw.”

**HORNBY ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW NO. 176**  
**Schedule "2"**

1. ~~Schedule "D2" — Environmentally Sensitive Areas Aquifers of the Hornby Island Official Community Plan, 2014 is amended by deleting Schedule D2 in its entirety and replacing with the map as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "2" of Bylaw No. 149 as are required to effect this change.~~

**Plan No. 1**



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# PROPOSED

## HORNBY ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 177

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### A BYLAW TO AMEND HORNBY ISLAND LAND USE BYLAW, 2014

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The Hornby Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Hornby Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. This bylaw may be cited for all purposes as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024”.
2. Hornby Island Local Trust Committee Bylaw No. 150, cited as “Hornby Island Land Use Bylaw, 2014,” is amended as per Schedule “1” attached to and forming part of this bylaw.

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**Chair**

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**Secretary**

**HORNBY ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW NO. 177**  
**Schedule "1"**

1. **Schedule "A"** of Hornby Island Land Use Bylaw, 2014 is amended as follows:

- 1.1 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, the definition of **structure** is amended by adding the words ", and water storage cisterns." After "related appurtenances".
- 1.2 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, and the definition of **vacation home rental use** is deleted.
- 1.3 **PART 3, GENERAL REGULATIONS**, Section **3.7 Vacation Home Rental Uses** be deleted and subsequent sections are re-numbered accordingly.

~~**PART 3, GENERAL REGULATIONS**, Section **3.8 Secondary Suites**, Subsection **(1) (e)** is amended by replacing the words "the principle residential dwelling" with "a permitted residential dwelling".~~

~~1.4 **PART 3, GENERAL REGULATIONS**, Section **3.8 Secondary Suites**, Subsection **(1) (g)** is amended by replacing the word "principal" with "permitted residential".~~

~~1.5 **PART 3, GENERAL REGULATIONS**, Section **3.8 Secondary Suites**, a new subsection is inserted after **(2)** and before **(3)** with the following text:~~

~~"(3) Where a secondary suite is permitted in Part 8 of this Bylaw, an authorized qualified professional must state in writing to the Islands Trust that the potable water system to which the building accommodating the secondary suite is connected to, is capable of providing adequate quantity and quality of potable water."~~

~~and the subsequent subsection renumbered accordingly.~~

1.91.4 **PART 8, ZONE REGULATIONS**, Section **8.1 Residential 1- Small Lot (R1) Zone (Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot)**, Subsection **(1) (d)** is amending by replacing the words "vacation home rental use" with "secondary suite as per Section 3.8 of this bylaw." deleted.

~~1.10 **PART 8, ZONE REGULATIONS**, Section **8.1 Residential 1- Small Lot (R1) Zone (Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot)**, Subsection **(2) (a)** is deleted and replaced with "(a) a maximum of one residential dwelling unit with one secondary suite or one recreational vehicle used for a residential use per lot; and".~~

~~1.11 **PART 8, ZONE REGULATIONS**, Section **8.2 Residential 2- Large Lot (R2) Zone**, Subsection **(1) (c)** is amended by deleting the words "in a dwelling on lots 2.0 hectares or larger" and replacing with "as per Section 3.8 of this bylaw".~~

1.121.5 **PART 8, ZONE REGULATIONS**, Section **8.2 Residential 2- Large Lot (R2) Zone**, Subsection **(1) (h)** is deleted.

~~1.13 **PART 8, ZONE REGULATIONS**, Section **8.2 Residential 2- Large Lot (R2) Zone**, Subsection **(2) (a)** is amended by adding the words "and one secondary suite" after the word "unit".~~

~~1.14 **PART 8, ZONE REGULATIONS**, Section **8.2 Residential 2- Large Lot (R2) Zone**, Subsection **(2) (b)** is amended by adding the words "and two secondary suites" after the word "units".~~

~~1.15 PART 8, ZONE REGULATIONS, Section 8.4 Residential 4 Forest (R4) Zone, Subsection (1) (b) is amending by replacing the words “in a dwelling on lots 2.0 hectares or larger” with “as per Section 3.8 of this bylaw.”~~

~~1.16~~1.6 **PART 8, ZONE REGULATIONS, Section 8.4 Residential 4- Forest (R4) Zone, Subsection (1) (g) is deleted.**

~~1.17 PART 8, ZONE REGULATIONS, Section 8.4 Residential 4 Forest (R4) Zone, Subsection (2) (a) is amending by adding the words “and one secondary suite” after the word “unit”.~~

~~1.18 PART 8, ZONE REGULATIONS, Section 8.4 Residential 4 Forest (R4) Zone, Subsection (2) (b) is amending by adding the words “and two secondary suites” after the word “units”.~~

~~1.19 PART 8, ZONE REGULATIONS, Section 8.5 Agriculture 1 (A1) Zone, Subsection (1) (d) is amended by replacing the words “in a dwelling on lots 2.0 hectares or larger” with “as per Section 3.8 of this bylaw.”~~

~~1.20~~1.7 **PART 8, ZONE REGULATIONS, Section 8.5 Agriculture 1 (A1) Zone, Subsection (1) (f) is deleted.**

~~1.21 PART 8, ZONE REGULATIONS, Section 8.5 Agriculture 1 (A1) Zone, Subsection (2) (a) is amended by adding the words “and one secondary suite” after the word “unit”.~~

~~1.22 PART 8, ZONE REGULATIONS, Section 8.5 Agriculture 1 (A1) Zone, Subsection (2) (b) is amended by adding the words “and two secondary suites” after the word “units”.~~

~~1.23 PART 8, ZONE REGULATIONS, Section 8.6 Agriculture 2 Agriculture/Residential (A2) Zone (Shire Property), Subsection (1) (b) is amended by adding the words “as per Section 3.8 of this bylaw;” after “suite”.~~

~~1.24 PART 8, ZONE REGULATIONS, Section 8.6 Agriculture 2 Agriculture/Residential (A2) Zone (Shire Property), Subsection (2) (a) is amended by adding the words “and one secondary suite per dwelling” after “units”.~~

~~1.25 PART 8, ZONE REGULATIONS, Section 8.7 Agriculture 3 Agriculture/Residential (A3) Zone (Syzygy), Subsection (1) (d) is amended by adding the words “as per Section 3.8 of this bylaw;” after “suite”.~~

~~1.26 PART 8, ZONE REGULATIONS, Section 8.7 Agriculture 3 Agriculture/Residential (A3) Zone (Syzygy), Subsection (2) (a) is amended by adding the words “and one secondary suite per dwelling” after “units”.~~

~~1.27 PART 8, ZONE REGULATIONS, Section 8.8 Agriculture 4 Agriculture/Residential (A4) Zone (Downes Point Land Holdings Ltd.), Subsection (1) (b) is amended by adding the words “as per Section 3.8 of this bylaw;” after “suite”.~~

~~1.28 PART 8, ZONE REGULATIONS, Section 8.8 Agriculture 4 Agriculture/Residential (A4) Zone (Downes Point Land Holdings Ltd.), Subsection (2) (a) is amended by adding the words “and one secondary suite per dwelling” after “units”.~~

1.8 **PART 8, ZONE REGULATIONS, Section 8.21 Public Use (PU) Zone, Subsection (9) table is amended by adding a new site specific regulation after “(d) Recycling depot” that reads “(e) Community housing, to a maximum density of 10 units per hectare and 24 live/work units per lot.”**

~~1.29~~1.9 **PART 10, TEMPORARY USE PERMIT AREAS, Section 10.1 Temporary Use Permits, text is amended by adding the following sentence at the end of the paragraph “All Temporary Use Permit Objectives are listed in the Hornby Island Official Community Plan.”**

~~1.301.10~~ **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.2 Objectives** is deleted and subsequent section renumbered accordingly.

~~1.311.11~~ **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.3 Guidelines**, Subsection **(10)** is deleted and replaced with the following:

“When considering the issuance of a Temporary Use Permit for a vacation home rental, the following additional guidelines apply:

(a) The cumulative impacts of vacation home rentals on both the neighbourhood and the island as a whole shall be considered. Applications may be refused where the concentration or cumulative effect of vacation home rentals would result in unacceptable land use impacts, including but not limited to impacts on residential character, traffic, or housing availability.

(b) A maximum of 67 vacation home rentals approved through a temporary use permit can operate on Hornby Island at any one time.  
~~the cumulative effects, both positive and negative, on the neighbourhood and island of all Temporary Use Permits issued for vacation home rentals shall be considered by the Local Trust Committee;~~

~~(b)-(c)~~ applicants for a Temporary Use Permit should provide:

~~documentation from a qualified professional that:~~

- i) Confirmation from an authorized person that the septic tank sewerage system for the vacation rental has been inspected in the last 6 months and is working and capable of supporting the proposed occupancy load for the vacation rental use meets the requirements of the Sewerage System Regulation and/or determines what level of construction is required on the existing system to comply with the Sewerage System Regulation; and
- ii) ~~there is sufficient quantity and quality of potable water to support the vacation rental use;~~  
ii) an issued operating permit for a water supply system servicing more than one dwelling;-
- iii) confirmation from a qualified professional to certify the watery supply meets the Guidelines for Canadian Drinking Water Quality for microbial and chemical quality or can be made potable with specified measures;
- iv) confirmation from a qualified professional that well water quantity intended to supply the vacation rental is sufficient.

(ed) a condition of the Temporary Use Permit should require the permit holder to post information for guests about awareness and sensitivity to the significant First Nations cultural heritage and archaeological sites on the island;

(de) a condition of the Temporary Use Permit should prohibit recreational vehicles or camping;

(ef) a condition of the Temporary Use Permit should allow vacation home rental use only between May 1 – September 30;

(fg) a condition of the Temporary Use Permit should allow no more than 2 beds per bedroom and no more than three bedrooms to be used for dwellings on lots

less than 1.0 hectare in size; or more than four bedrooms if the lot has an area of 1.0 hectare or more.

(gh) a condition of the Temporary Use Permit should restrict occupancy during any period of seven consecutive days to only one guest or guest party;

(hi) a condition of the Temporary Use Permit should limit occupancy and signage on the property;

(ij) a condition of the Temporary Use Permit should require specific information to be posted to 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) as stated in the Temporary Use Permit or as determined by the owner or manager to effectively manage the site; and

(jk) any other requirements the Local Trust Committee may consider appropriate.

# PROPOSED

## HORNBY ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 176

### A BYLAW TO AMEND HORNBY ISLAND OFFICIAL COMMUNITY PLAN, 2014

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1. This bylaw may be cited for all purposes as “Hornby Island Official Community Plan Bylaw No. 149, 2014, Amendment No. 1, 2024”.
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APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

-                      DAY OF                      -                      , 202x

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING THIS

-                      DAY OF                      -                      , 202x

ADOPTED THIS                      -                      DAY OF                      -                      , 202x

\_\_\_\_\_  
Chair

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Secretary

**HORNBY ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW NO. 176**  
**Schedule “1”**

1. **Schedule “A”** of Hornby Island Official Community Plan, 2014 is amended as follows:
  - 1.1 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.1 Residential – General, Objectives** (1) is deleted and replaced with:

“(1) to ensure that a variety of housing and housing tenure options are supported by this Plan.”
  - 1.2 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.1 Residential – General, Policies**, is amended by adding the following new policy after 6.3.1.3 “6.3.1.4 Vacation Home Rental use is permitted through the issuance of a valid Temporary Use Permit.”
  - 1.3 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Objectives**, be amended by adding a new objective after (4) which reads: “(5) to support multi-dwelling residential rental tenure development in the Large Lot Residential zone, through rezoning applications.”
  - 1.4 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Policies** 6.3.3.6 is amended by deleting the words “and vacation home rentals”.
  - 1.5 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.3 Residential**, article **6.3.3 Rural Residential, Policies** is amended by adding a new policy 6.3.3.10 that reads “6.3.3.10 Rezoning applications are encouraged for multi-dwelling developments restricted to residential rental tenure and which ensure affordability is maintained in perpetuity.”
  - 1.6 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.4 Agriculture**, article **6.4.1 Agriculture, Policies**, 6.4.1.4 be deleted in its entirety and replaced with “6.4.1.4 On lots 4.0 hectares or larger in the Agricultural Land Reserve, regulations should permit one principal dwelling and one secondary suite within the principal dwelling as well as one additional secondary dwelling limited in floor area and consistent with the Agricultural Land Commission regulations.”
  - 1.7 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.5 Commercial and Home Occupations**, article **6.5.2 Visitor Accommodations and Tourism, Policies**, 6.5.2.5 a) is amended by removing the words “, guest houses or vacation home rentals”.
  - 1.8 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.5 Commercial and Home Occupations**, article **6.5.2 Visitor Accommodations and Tourism, Policies**, 6.5.2.5 b) is deleted in its entirety and replaced with “6.5.2.5 b) On land in the Agricultural Land Reserve, vacation home rentals approved by a temporary

use permit and agri-tourism accommodation in accordance with Agriculture Land Commission policy and regulations, if zoning allows such a use.”

- 1.9 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.5 Commercial and Home Occupations**, article **6.5.2 Visitor Accommodations and Tourism, Policies**, Policy 6.5.2.5 is amended by adding a new item c) that reads: “c) Vacation home rental use may be approved through the issuance of a Temporary Use Permit and subject to guidelines contained within the Land Use Bylaw.”
- 1.10 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.5 Commercial and Home Occupations**, article **6.5.3 Vacation Home Rental**, is deleted in its entirety and subsequent subsections renumbered accordingly.
- 1.11 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.5 Commercial and Home Occupations**, article **6.5.5 Home Occupations, Background**, paragraph 2 is amended by removing the words “and vacation home rental of a primary residence is addressed in article 6.5.3 Vacation Home Rental”.
- 1.12 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.5 Commercial and Home Occupations**, article **6.5.5 Home Occupations, Policies**, Policy 6.5.5.7 is deleted in its entirety and subsequent policies renumbered accordingly.
- 1.13 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.10 Temporary Use Permits, Objectives**, Objective (9) is deleted in its entirety and replaced with “(9) to allow vacation home rental use as per Policy 6.5.2.5 c)”.
- 1.14 **Section VI – OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE**, Subsection **6.10 Temporary Use Permits, Guidelines**, 6.10.1 through 6.10.10 are deleted and replaced with the following text: “The guidelines for this subsection are found in the Hornby Island Land Use Bylaw.”



# PROPOSED

## HORNBY ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 177

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### A BYLAW TO AMEND HORNBY ISLAND LAND USE BYLAW, 2014

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The Hornby Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Hornby Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. This bylaw may be cited for all purposes as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024”.
2. Hornby Island Local Trust Committee Bylaw No. 150, cited as “Hornby Island Land Use Bylaw, 2014,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS                      9TH                      DAY OF                      AUGUST                      , 2024

READ A SECOND TIME THIS                      -                      DAY OF                      -                      , 202x

PUBLIC HEARING HELD THIS                      -                      DAY OF                      -                      , 202x

READ A THIRD TIME THIS                      -                      DAY OF                      -                      , 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

-                      DAY OF                      -                      , 202x

ADOPTED THIS                      -                      DAY OF                      -                      , 202x

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**Chair**

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**Secretary**

**HORNBY ISLAND LOCAL TRUST COMMITTEE**  
**BYLAW NO. 177**  
**Schedule "1"**

1. **Schedule "A"** of Hornby Island Land Use Bylaw, 2014 is amended as follows:
  - 1.1 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, the definition of **structure** is amended by adding the words ", and water storage cisterns." After "related appurtenances".
  - 1.2 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, and the definition of **vacation home rental use** is deleted.
  - 1.3 **PART 3, GENERAL REGULATIONS**, Section **3.7 Vacation Home Rental Uses** be deleted and subsequent sections are re-numbered accordingly.
  - 1.4 **PART 8, ZONE REGULATIONS**, Section **8.1 Residential 1- Small Lot (R1) Zone (Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot)**, Subsection **(1) (d)** is deleted.
  - 1.5 **PART 8, ZONE REGULATIONS**, Section **8.2 Residential 2- Large Lot (R2) Zone**, Subsection **(1) (h)** is deleted.
  - 1.6 **PART 8, ZONE REGULATIONS**, Section **8.4 Residential 4- Forest (R4) Zone**, Subsection **(1) (g)** is deleted.
  - 1.7 **PART 8, ZONE REGULATIONS**, Section **8.5 Agriculture 1 (A1) Zone**, Subsection **(1) (f)** is deleted.
  - 1.8 **PART 8, ZONE REGULATIONS**, Section **8.21 Public Use (PU) Zone**, Subsection **(9) table** is amended by adding a new site specific regulation after "(d) Recycling depot" that reads "(e) Community housing, to a maximum density of 10 units per hectare and 24 live/work units per lot."
  - 1.9 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.1 Temporary Use Permits**, text is amended by adding the following sentence at the end of the paragraph "All Temporary Use Permit Objectives are listed in the Hornby Island Official Community Plan."
  - 1.10 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.2 Objectives** is deleted and subsequent section renumbered accordingly.
  - 1.11 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.3 Guidelines**, Subsection **(10)** is deleted and replaced with the following:

"When considering the issuance of a Temporary Use Permit for a vacation home rental, the following additional guidelines apply:

    - (a) The cumulative impacts of vacation home rentals on both the neighbourhood and the island as a whole shall be considered. Applications may be refused where the concentration or cumulative effect of vacation home rentals would result in unacceptable land use impacts, including but not limited to impacts on residential character, traffic, or housing availability.
    - (b) A maximum of 67 vacation home rentals approved through a temporary use permit can operate on Hornby Island at any one time.

(c) applicants for a Temporary Use Permit should provide:

- i) Confirmation from an authorized person that the sewerage system for the vacation rental has been inspected in the last 6 months and meets the requirements of the Sewerage System Regulation and/or determines what level of construction is required on the existing system to comply with the Sewerage System Regulation;
- ii) an issued operating permit for a water supply system servicing more than one dwelling;
- iii) confirmation from a qualified professional to certify the watery supply meets the Guidelines for Canadian Drinking Water Quality for microbial and chemical quality or can be made potable with specified measures;
- iv) confirmation from a qualified professional that well water quantity intended to supply the vacation rental is sufficient.

(d) a condition of the Temporary Use Permit should require the permit holder to post information for guests about awareness and sensitivity to the significant First Nations cultural heritage and archaeological sites on the island;

(e) a condition of the Temporary Use Permit should prohibit recreational vehicles or camping;

(f) a condition of the Temporary Use Permit should allow vacation home rental use only between May 1 – September 30;

(g) a condition of the Temporary Use Permit should allow no more than 2 beds per bedroom and no more than three bedrooms to be used for dwellings on lots less than 1.0 hectare in size; or more than four bedrooms if the lot has an area of 1.0 hectare or more.

(h) a condition of the Temporary Use Permit should restrict occupancy during any period of seven consecutive days to only one guest or guest party;

(i) a condition of the Temporary Use Permit should limit occupancy and signage on the property;

(j) a condition of the Temporary Use Permit should require specific information to be posted to 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) as stated in the Temporary Use Permit or as determined by the owner or manager to effectively manage the site; and

(k) any other requirements the Local Trust Committee may consider appropriate.