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DATE OF MEETING: May 1, 2026

TO: Hornby Island Local Trust Committee

FROM: Sonja Zupanec, RPP, MCIP  
Northern Team

SUBJECT: Request regarding amendments to the PU(a) site specific zone

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## RECOMMENDATION

1. That Hornby Island Local Trust consider the public correspondence attached to the staff report dated May 1, 2026 requesting proposed amendments to the PU(a) zone, and direct staff on desired next steps.

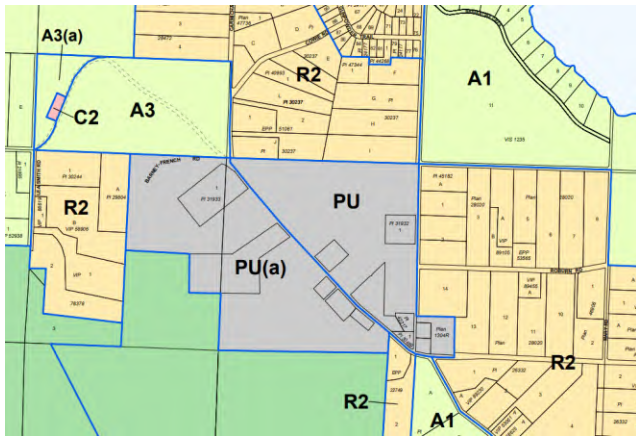
## REPORT SUMMARY

The purpose of this report is to seek clarification from the Local Trust Committee (LTC) on whether it wishes to action repeated public correspondence on the need for a perceived correction to the existing PU(a) site specific zone. Proposed Bylaw No. 177, as part of the OCP/LUB project does include an amendment to the PU(a) zone to allow for community housing, however public correspondence regarding this matter has been received by the LTC since 2018 regarding potential errors and omissions to the zone, that have not yet been discussed by the LTC or actioned. Staff are seeking clarity on whether the LTC wishes to address this matter, and if so, either through the current OCP/LUB review project (Proposed Bylaw No. 177) or as a stand-alone minor project.

The Regional Planning Manager advises that this change of project and use of major project funds will require further administrative time and resources and will impact the budget and timeline for the major project. It may also require an LTC budget request to continue the project into the next fiscal year (2027-2028), subject to approval.

## BACKGROUND

The PU(a) zone on Hornby Island is located along Central Road in the centre of the island as per Figure 1 below.



**Figure 1.** Location and extent of PU(a) zone on Hornby Island.

The following table provides a comparison of the PU(a) zone text in the historic, current and proposed Hornby Island Land Use Bylaw (LUB).

Previous LUB - Hornby Island Land Use Bylaw No. 86	Present LUB - Hornby Island Land Use Bylaw No. 150	Proposed Amendment in Bylaw No. 177
<p><i>“SITE SPECIFIC ZONING VARIATION - PU(a) The purpose of the Public Use (a) Zone is to provide for additional public services and for community trades and services. 9.12.8 In addition to Subsection 9.12.1 the following uses are permitted in the PU(a) zone: 9.12.8.1 Highways maintenance yard; 9.12.8.2 Recycling depot; 9.12.8.3 Public utility storage yard; 9.12.8.4 Cemetery; and 9.12.8.5 Community trades and services, including associated retail.”</i></p>	<p><b>8.21(9) Site Specific Regulations:</b> Despite 8.21(1), the only permitted uses are: (a) Cemetery; (b) Public utility storage yard; (c) Highways maintenance yard; and (d) Recycling depot.</p>	<p><b>PART 8, ZONE REGULATIONS</b>, Section <b>8.21 Public Use (PU) Zone</b>, Subsection <b>(9) table</b> 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.”</p>

The previous LUB (Bylaw 86) clearly identified **additional** permitted uses in the PU(a) zone, where the current LUB specifies the **ONLY** permitted uses are cemetery and recycling depot (duplicated from main PU zone’s permitted uses list), public utility storage yard and highways maintenance yard. There does not appear to be any clear indication of where the direction came from to amend this site-specific zone during the last OCP/LUB review. The current OCP does not contain any policies informing this restriction.

The extent of the current land uses within the PU(a) site specific zone is unconfirmed by staff; however, the public correspondence authors (Attachment 2 and 3) indicate that a correction to the zone is required to address existing and proposed community trades, associated retail and urgent housing needs in the community.

**OPTIONS**

The LTC may consider the following options:

**1. Direct staff to prepare an amendment to BL No. 177**

The LTC may direct staff to prepare an amendment to the Proposed Bylaw as part of the long standing OCP/LUB review project. The implications of this would be that the amendments are tied to the progress of the timing of the OCP/LUB review as a whole and may not be as responsive as a stand-alone minor project. If this alternative is selected then the following resolution is recommended:

*That the Hornby Island Local Trust Committee request staff to prepare draft amendments to Proposed Bylaw No. 177, cited as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024” consistent with implementing the public correspondence suggested revisions received from T.Law dated April 17, 2025.*

**2. Direct staff to pause work on the OCP/LUB review and prepare a stand-alone project charter to address necessary amendments to the PU(a) site specific zone.**

The LTC may pause the OCP/LUB review project and action a stand-alone amendment using project funds available in the major project budget. If this alternative is selected then this resolution will be sent to Executive Committee to notify them of the change of use of funds for their major project. The The following resolution is recommended:

*That the Hornby Island Local Trust Committee request staff to pause work on the OCP/LUB Review project and prepare an amended project charter and draft bylaw to address only amendments to the PU(a) site specific zone consistent with public correspondence from T.Law dated April 17, 2025 and Proposed Bylaw No. 17 (LUB).*

**3. Receive for information.**

The LTC may choose to proceed no further with the public correspondence received and no resolution is required.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	April 20, 2026
Concurrence:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	April 22, 2026

**ATTACHMENTS**

1. Proposed Bylaw No. 177 (LUB) at second reading
2. Public Correspondence K.Ross March 2026
3. Public Correspondence T. Law April 2025



**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 87 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 wastewater management system serving the vacation rental has been inspected within the previous six (6) months and complies with the Sewerage System Regulation, or confirmation identifying what upgrades or construction would be required for the system to achieve compliance. Where alternative wastewater systems (such as composting or waterless toilets) are proposed, documentation must demonstrate that the system complies with applicable regulations or has been designed and assessed by a qualified professional.
  - ii) Where the vacation rental is served by a water system supplying more than one dwelling, a copy of a valid operating permit issued under the Drinking Water Protection Regulation, if applicable.
  - iii) Confirmation from a qualified professional, within the previous six (6) months, that the groundwater or rainwater supply serving the vacation rental meets, or can be made to meet through specified treatment or management measures, the Guidelines for Canadian Drinking Water Quality for microbial and chemical quality.
  - iv) Where groundwater is the whole or partial water supply serving the vacation rental, confirmation from a qualified professional that the quantity of groundwater available to serve the vacation rental is sufficient for the intended use.
  - v) Where rainwater is the whole or partial water supply serving the vacation rental, documentation of the rainwater collection system and quantity of the storage is sufficient for the intended use.
- (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.”

## Sonja Zupanec

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**From:** Karen Ross <karen@hiceec.org>  
**Sent:** Wednesday, March 25, 2026 3:34 PM  
**To:** Sonja Zupanec  
**Cc:** Alex Allen; Grant Scott; Katherine Ronan; Timothy Peterson  
**Subject:** Request for expedited pathway – PU(a) zoning correction and interim options  
**Attachments:** Tony Law error needs fixing re PU a.docx; LTC support for Crown Land Application.docx

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi Sonja,

I hope you are well and had a good break.

At the Hornby Island Local Trust Committee meeting last Friday, I formally requested that the correction to the PU(a) zoning in the Land Use Bylaw be **fast tracked**.

As noted in my earlier email this week, while second reading has now been given to the bylaw amendments, the PU(a) correction is not clearly or correctly identified in its current form.

For context, I am attaching background materials, including correspondence from former Trustee Tony Law, which outlines the origin of this issue and the repeated efforts—dating back to 2018—to have it corrected. The record shows that this has been clearly identified as an error over a number of years, yet remains unresolved to date despite repeated efforts to have it addressed.

I would also note that HICEEC has been actively engaged with the Trust on this file for some time. In May 2024, at the request of the Chair, we provided detailed information regarding our proposed workforce housing project on the Crown land parcel, along with a request for a Letter of Intent to support the work. That request was made in good faith to help advance early-stage discussions and align timelines, and reflects the longstanding nature of this file.

From HICEEC’s perspective, timing has now become critical.

We are:

- In active discussions with the CVRD regarding potential sponsorship through their newly established Housing Authority, which is expected to begin advancing **shovel-ready projects this spring**
- In the final stages of completing a REDIP-funded feasibility study on affordable workforce housing, with the report being released publicly on **April 6**

The convergence of these timelines presents a significant opportunity—but also a clear risk if the zoning issue remains unresolved.

Given that this matter represents a correction of an unintended error—rather than a new policy direction—I would ask whether it can be **removed from the broader LUB review process and advanced independently**.

As you know, the comprehensive LUB review may take considerable time to complete and is currently addressing a number of complex and unrelated issues. In this context, delaying resolution of a discrete and well-documented error risks unnecessarily constraining projects that are otherwise ready to proceed.

With that in mind, I would appreciate your advice on **all available pathways to expedite this correction**, including:

- Whether a **Temporary Use Permit (TUP)** could be utilized as an interim measure
- The feasibility of a **letter of support or intent** from the Trust
- Whether a **Development Permit Area (DPA)** pathway could assist in advancing the project
- Opportunities to **accelerate third reading and adoption**, including timelines for forwarding to the Minister for approval

It would be very helpful to understand:

1. What options are realistically available
2. The **anticipated timelines** for each
3. Any actions that HICEEC or partners (including CVRD) could take to support an expedited process

HICEEC is actively working toward the acquisition of Crown land within the PU(a) zone for the purpose of delivering affordable workforce housing. This work is aligned with demonstrated community need, regional housing priorities, and current provincial funding programs.

We remain committed to working collaboratively with the Trust to find a practical path forward. At the same time, given the length of time this issue has remained unresolved, the history of engagement on this file, and the current alignment of funding and opportunity, it is important that we are able to clearly understand the path—and timing—to resolution.

I would appreciate your guidance at your earliest convenience.

Best regards,  
Karen

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Karen Ross, Executive Director

[karen@hiceec.org](mailto:karen@hiceec.org)

office phone: 250-335-1199



*"Co-creating a harmonious Island community"*

# Fwd: To: Hornby Island LTC - Significant Uncorrected error

Inbox



**Katherine Ronan** <[ronandesign@uniserve.com](mailto:ronandesign@uniserve.com)>

Apr 24, 2025,  
5:39 PM

to Karen

Hi K,

I don't know whether you received this from Tony.  
Shall we forward it to Sonja, Alex and Grant as a summary of the history?  
K

**From:** Anthony Law <[REDACTED]>  
**Date:** April 17, 2025 at 3:07:17 PM PDT  
**To:** northinfo <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
**Cc:** aallen <[aallen@islandstrust.bc.ca](mailto:aallen@islandstrust.bc.ca)>, grant scott <[gscott@islandstrust.bc.ca](mailto:gscott@islandstrust.bc.ca)>, Wendy Burton <[REDACTED]> ronandesign <[ronandesign@uniserve.com](mailto:ronandesign@uniserve.com)>  
**Subject:** To: Hornby Island LTC - Significant Uncorrected error

To Hornby Island Local Trust Committee:

**Seven years ago**, at the February 18, 2018 meeting of the Hornby Island Local Trust Committee, I drew attention to a significant error in the regulations for the "Public Use" zone in the Hornby Island Land Use Bylaw - Bylaw 150 that needed to be corrected.

**Almost six years ago**, on May 28, 2019, I sent an email (**below**) to trustees and staff providing details of this error and asking "when will this error be corrected?"  
No response.

**Three years ago** I sent an email (**below**) to the Hornby Island Local Trust Committee asking "what is being done to correct this?"  
No response.

I have pretty much given up on the Islands Trust being a functional organization,  
.....but here I go again!!

Why hasn't this error been corrected?  
When will it be corrected?

I know things take a long time to get done at the Islands Trust (hence I was a trustee for about twenty years!) - but I believe this is not something that should have

been put off for seven years.

Thank you.

Tony Law

.....  
Jan 6, 2022, 3:51 PM Jan 6,  
2022,  
3:51  
PM

to northinfo, aallen, Islands, Wendy, ronandesign, Sue

to northinfo, aallen, Islands, Wendy, ronandesign, Sue

To: Hornby Island Local Trust Committee

At the February 18, 2018 meeting of the Hornby Island Local Trust Committee and also in an email sent to trustees and staff on May 28, 2019 (**below**), I drew attention to a significant error in the regulations for the "Public Use" zone in the Hornby Island Land Use Bylaw - Bylaw 150.

What is being done to address this?

The error is that the site specific regulations for Sub-zone PU(a) incorrectly state:

***Despite 8.21(1), the only permitted uses are:***

- (a) Cemetery;***
- (b) Public utility storage yard;***
- (c) Highways maintenance yard; and***
- (d) Recycling depot.***

The previous Land Use Bylaw #86, correctly stated for this sub-zone:

***SITE SPECIFIC ZONING VARIATION - PU(a) The purpose of the Public Use (a) Zone is to provide for additional public services and for community trades and services.***

***9.12.8 In addition to Subsection 9.12.1 the following uses are permitted in the PU(a) zone:***

- 9.12.8.1 Highways maintenance yard;***
- 9.12.8.2 Recycling depot;***
- 9.12.8.3 Public utility storage yard;***
- 9.12.8.4 Cemetery; and***
- 9.12.8.5 Community trades and services, including associated retail.***

**There was never any decision made to change what were *additional* permitted uses for this sub-zone into the *only* permitted uses.**

This unintended change is an error that should have been corrected by now.

It renders the "community trades and services" uses in the Hornby Spark building as non-permitted uses and precludes any "community housing" projects from happening in the portion of the Public Use zone that is south of Central Road.

Bylaw 134 had specifically amended the permitted uses for the Public Use zone in Bylaw #86 to include "community housing" because of a potential project south of Central Road.

When will this error be corrected?

Thank you.

Tony Law

.....

From: "Tony Law" <[REDACTED]>  
To: "Alex Allen" <[aallen@islandstrust.bc.ca](mailto:aallen@islandstrust.bc.ca)>  
Cc: [gscott@islandstrust.bc.ca](mailto:gscott@islandstrust.bc.ca); "[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)" <[northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)>  
Sent: 2019-05-28 9:44:54 AM  
Subject: Public use area - zoning error

Hi Alex:

At the February 18, 2018 meeting of the Hornby Island Local Trust Committee I brought attention to an error in the current Land Use Bylaw which means that, if unchanged, Hornby Island Spark's intended use of the old fire hall which they purchased yesterday is not permitted.

Here is an extract from the minutes of that meeting:

*14.3 Public Utility PU(a) Zone in Land Use Bylaw - for discussion*

*A Trustee reported that an error has been discovered in the Land Use Bylaw zone PU(a) Site Specific Regulations that requires a correcting amendment. Timing and options for moving forward with the correction were considered to be dependent on whether this may*

*impact the Comox Valley Regional District's ability to acquire the Old Fire Hall.*

*HO-2018-008 It was MOVED and SECONDED, that staff be requested to contact Comox Valley Regional District with respect to any issues regarding the permitted uses of the sub area of the PU zone which includes the Old Fire Hall and provide recommendations to the Local Trust Committee on timing and process for amending the Land Use Bylaw.  
CARRIED*

Attached is the previous Hornby Island Land Use Bylaw and zoning map.

Here are links to the current Bylaw and map:

*Hornby Island Land Use Bylaw #150*

<http://www.islandstrust.bc.ca/media/346211/hobl-150-lub-consmar2018.pdf>

- zoning map:

<http://www.islandstrust.bc.ca/media/341894/hobl-150-lub-map-schedule-b-bl-153-cons.pdf>

I have extracted the sections on the Public Use zone from both bylaws below.

As you will see, *Bylaw 86* designates a subzone within the *Public Use Zone* on the south side of Central Road which specifies the following additional permitted uses for this subzone only:

- Highways maintenance yard;
- Recycling depot;
- Public utility storage yard;
- Cemetery; and
- Community trades and services, including associated retail.

However, *Bylaw 150* also designates the same subzone but specifies that the only permitted uses are:

- (a) Cemetery;
- (b) Public utility storage yard;
- (c) Highways maintenance yard; and
- (d) Recycling depot.

I have no idea how this change came about and cannot recall it being addressed by staff, the LTC or the APC.

I believe Bylaw 86 correctly addresses what was intended for this subzone which had been identified as an area that could potentially include such uses specified for the whole zone such as community housing on the old Lion's Club land, a community trades and services centre on the land previously identified for light industrial uses and a hostel or community trades and services in the old fire hall.

In particular, Bylaw 150 does not permit "community trades and services" in this subzone (which includes the old fire hall purchased by Spark for this purpose) whereas that use was specifically identified as one to be conducted on the land south of Central Road.

### **Extract from Bylaw 86**

#### *9.12 PUBLIC USE (PU) ZONE*

*The purpose of the Public Use Zone is to provide regulations for a range of institutional, public service and community uses for the benefit of the resident population and visitors to Hornby Islands.*

#### *PERMITTED USES*

*9.12.1 In the Public Use (PU) Zone, the following uses are permitted, subject to the regulations set out in this Section and to the general regulations set out in Part 3.0:*

*9.12.1.1 Community facility;*

*9.12.1.2 School;*

*9.12.1.3 Health clinic;*

*9.12.1.4 Elder's activity centre;*

*9.12.1.5 Office of a non-profit society;*

*9.12.1.6 Government office;*

*9.12.1.7 Museum;*

*9.12.1.8 Library;*

*9.12.1.9 Police station;*

*9.12.1.10 Public recreation facility;*

*9.12.1.11 Accessory uses including accessory residential, accessory retail and accessory food services;*

*9.12.1.12 Farmers market;*

*9.12.1.13 Theatre;*

*9.12.1.14 Art gallery;*

*9.12.1.15 Fire hall;*

*9.12.1.16 Community housing;*

*9.12.1.17 Community radio station;*

- 9.12.1.18 Hostel;
- 9.12.1.19 Supported living facility;
- 9.12.1.20 Community wash house facility
- 9.12.1.21 Community garden; and
- 9.12.1.22 Child care facility

*PERMITTED BUILDINGS, STRUCTURES, AND DENSITY* 9.12.2 In the Public Use (PU) Zone, the following buildings, structures, and density are permitted, subject to the regulations set out in this Section and to the general regulations set out in Part 3.0:

9.12.2.1 A maximum of 5 community housing units per hectare to a maximum of 20 per lot;

9.12.2.2 A maximum of one accessory residential dwelling units with a maximum floor area of 200 square metres (2,152 square feet) is permitted per lot; and 9.12.2.3 Accessory buildings and structures. 9.12.3 In the Public Use (PU) Zone, the maximum lot coverage is 10%, of any lot having an area of 1.0 hectares (2.5 acres) or more; or 15% of any lot having an area less than 1.0 hectares (2.5 acres).

#### *MINIMUM SETBACKS*

9.12.4 In the Public Use (PU) Zone, the minimum setback for any building or structure, except for a water storage tank, fence or pump/utility shed is at least 8 m (26.2 ft) from a front, rear or side lot line

9.12.5 Despite Subsection 9.12.4, the minimum setback is 60 metres from the north boundary of the remainder of the NW ¼ of Section 11, Hornby Island, Nanaimo District and the north and west boundaries of the NE¼ of the NE ¼ of Section 12, Hornby Island, Nanaimo District.

#### *MINIMUM AND AVERAGE LOT SIZE*

9.12.6 In the Public Use (PU) Zone, no lot having an area less than 1.0 hectare (2.5 acres) may be created by subdivision, and the average size of lots created by any subdivision must be at least 1 ha (2.5 acres).

#### *SCREENING REGULATIONS*

9.12.7 In the Public Use (PU) Zone, outdoor storage and parking areas must be screened in accordance with Part 6.0 of this bylaw.

***SITE SPECIFIC ZONING VARIATION - PU(a) The purpose of the Public Use (a) Zone is to provide for additional public services and for community trades and services.***

***9.12.8 In addition to Subsection 9.12.1 the following uses are permitted in the PU(a) zone:***

- 9.12.8.1 Highways maintenance yard;**
- 9.12.8.2 Recycling depot;**
- 9.12.8.3 Public utility storage yard;**
- 9.12.8.4 Cemetery; and**
- 9.12.8.5 Community trades and services, including associated retail.**

*SITE SPECIFIC ZONING VARIATION - PU(b)*

*The purpose of the Public Use (b) Zone is to allow for automated electrical stations. 9.12.9 Despite Subsection 9.12.1 the only permitted use in the PU(b) zone is an electric substation.*

**Extract from Bylaw 150**

*8.21 Public Use (PU) Zone*

*Permitted Uses*

*(1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:*

- (a) fire hall*
- (b) office of a non-profit society;*
- (c) community facility;*
- (d) public use facility;*
- (e) community trades and services;*
- (f) art galleries;*
- (g) theatre;*
- (h) police station;*
- (i) health clinic;*
- (j) museum;*
- (k) school;*
- (l) public recreation facility;*
- (m) library;*
- (n) farmer's market;*
- (o) recycling depot;*
- (p) accessory uses including accessory residential;*
- (q) radio station;*
- (r) community housing;*
- (s) hostel; and*
- (t) cemetery.*

### *Permitted Buildings, Structures and Density*

*(2) The following buildings and structures are permitted, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:*

- (a) buildings and structure for the principal permitted uses;*
- (b) a maximum of one accessory residential dwelling unit is permitted per lot and a maximum of two accessory residential dwelling units are permitted on a lot on which there is a police station; and*
- (c) accessory buildings and structures.*

*(3) Lot coverage must not exceed 10% of any lot having an area of 1.0 hectare or more, nor 15% of any lot having an area of less than 1.0 hectare. Siting and Size Hornby Island Land Use Bylaw No. 150, 2014 – Schedule A Page 64*

*(4) The minimum setback for any building or structure, except for a fence or pump/utility house shall be:*

- (a) 8.0 metres from a front lot line;*
- (b) 8.0 metres from a rear lot line;*
- (c) 8.0 metres from an interior side lot line; and*
- (d) 8.0 metres from an exterior side lot line.*

*(5) The floor area of an accessory residential dwelling unit must not exceed 150 m<sup>2</sup> .*

*(6) The total combined floor area of all accessory buildings on a lot must not exceed 100 m<sup>2</sup> .*

### *Conditions of Use*

*(7) In this zone the sale of alcoholic beverages in a public recreation facility building shall be limited to "Special Occasion" liquor licences only.*

*Subdivision Lot Area Requirements (8) The minimum lot area is 1.0 hectare.*

### *Site-Specific Regulations*

*(9) The following table denotes locations where, despite or in addition to the regulations in this Section, specific regulations apply.*

*In the first column, the zone abbreviation and the lower-case letter refer to the notation on the zoning map. The second column describes the specific regulations that apply:*

*Site-Specific Zone Site  
PU(a)*

*Specific Regulations*

*Despite 8.21(1), the only permitted uses are:*

- (a) Cemetery;*
- (b) Public utility storage yard;*
- (c) Highways maintenance yard; and*
- (d) Recycling depot.*

I hope this is helpful.

Tony

***Tony Law***

*I respectfully acknowledge I am living on unceded traditional territory of K'òmoks First Nation.*