



Islands Trust

Your Island Trustees' Report

Alex Allen and Tony Law

We had another well attended meeting on August 14.

Official Community Plan (OCP) - Proposed Bylaw 149

We gave third reading to the proposed OCP which had been amended to include minor changes to information notes required by the Province; mostly to address First Nations interests. We hope the bylaw will now quickly receive ministerial approval so that we can consider its adoption.

Land Use Bylaw (LUB) - Proposed Bylaw 150

After considering input received at a public hearing, we gave a third reading to the revised LUB. As a result of concerns expressed at the hearing about the definition of "hostel" (which the existing bylaw already permits in the public use zone) we changed the wording to more clearly reflect that the intention behind allowing a hostel in this zone is to help meet community housing needs rather than being commercial visitor accommodation. We also considered a request to change home occupation regulations to allow wineries to operate a lounge on properties that are not in the Agricultural Land Reserve (where a lounge would be permitted). The committee noted that a lot of properties could be affected by such a change and that considering it would require submitting the bylaw to yet another public hearing. An owner with a winery on a residentially-zoned lot can apply to have the property included in the ALR or to have a site-specific zoning change or a Temporary Use Permit to allow a lounge to be operated. The committee also added the issue of farming activities on non-ALR to its list of possible future projects. We can consider adoption of the new LUB once it and the OCP have been approved by the Executive Committee and the OCP approved by the Minister.

Riparian Areas Regulation Implementation (RAR) - Bylaws 150 and 151

A public hearing was also held on bylaws that would amend our new OCP and LUB to achieve compliance with provincial requirements for the regulation of Riparian areas. At our July meeting, in response to public input, we added an additional exemption in Bylaw 151 to exclude any development that is more than 15 metres from a non-fish-bearing roadside ditch from permitting requirements. Following consideration of further input at the public hearing, we amended proposed Bylaw 151 by reducing this distance from 15 metres to 8 metres (this is the existing setback for structures from property lines on affected lots). Third reading was given to both bylaws which have been referred to the

Executive Committee for approval. One of us will attend the Executive Committee meeting to explain the justification for changes to Bylaw 152 which may be seen as not in compliance with the provincial RAR requirements.

Ferries, Climate Change, Fire Hall, Ford Cove Harbour

We received a reply from Minister Todd Stone to our letter about ferry service. We have forwarded it to the Ferry Advisory Committee and will consider a possible response at a future meeting. Our chair will be providing input (based on the Hornby Island OCP) into the Province's consultation on Climate Change Leadership. Following a request from the Comox Valley Regional District, we will be holding a special meeting on August 31 at 11:30 (location to be decided) to consider the application for a Development Permit for the new fire hall. At that meeting we may also be considering a request by the Ford Cove Harbour Authority for a letter of support for their proposed expansion.

Next Local Trust Committee Meeting: October 2, Room to Grow, 11:30 am.

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Islands Trust website: <http://www.islandstrust.bc.ca/>

Meeting notification service: <http://islandstrust.bc.ca/meetingnotify.cfm>