

# PROPOSED

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**HORNBY ISLAND LOCAL TRUST COMMITTEE  
BYLAW NO. 154**

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**A BYLAW TO AMEND THE 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. Citation:

This bylaw may be cited as “Hornby Island Land Use Bylaw, 2014, Amendment No. 2, 2016”.

2. Hornby Island Local Trust Committee Bylaw No. 150, cited as “Hornby Island Land Use Bylaw, 2014” is amended as shown on Schedule 1, attached to and forming part of this bylaw.

READ A FIRST TIME THIS	27 <sup>TH</sup>	DAY OF	JANUARY	, 2017
READ A SECOND TIME THIS		DAY OF		, 201x
PUBLIC HEARING HELD THIS		DAY OF		, 201x
READ A THIRD TIME THIS		DAY OF		, 201x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST				
THIS		DAY OF		, 201x
ADOPTED THIS		DAY OF		, 201x

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**SECRETARY**

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**CHAIRPERSON**

**Hornby Island Local Trust Committee**

**Bylaw No. 154**

**Schedule 1**

Schedule "A" of Hornby Island Land Use Bylaw No. 150 cited as "Hornby Island Land Use Bylaw, 2014 is amended as follows:

1. **PART 1 INTERPRETATION**, Section **1.1 Definitions**, is amended by deleting:

"**community housing** means dwelling units that are deed restricted and/or rent controlled, that are subject to a housing agreement under s. 905 of the LGA and are constructed for community residents on land that is owned by a government body or agency or a non-profit organization constituted under the *Society Act*."

and adding:

"**community housing** means dwelling units that are subject to a housing agreement for affordable and special needs housing under s. 483 of the Local Government Act".

2. **PART 8 ZONE REGULATIONS**, Section **8.3A Residential 3A - Community Housing (R3A) Zone (ISLA)** text is deleted in its entirety and replaced with the following:

**"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) residential use of a dwelling;
  - (b) community housing;
  - (c) attached housing;
  - (d) live/work studios;
  - (e) community facility, accessory to a use listed in (1)(a)(b)(c) or (d) above;
  - (e) home occupation;

**Permitted Buildings, Structures and Density**

- (2) The following buildings and structures are permitted within the R3A zone, subject to the regulations set out in this Section and Part 3, and all other buildings and structures are prohibited:
  - (a) a maximum 30 community housing dwelling units;
  - (b) a maximum of four live/work studios;
  - (c) accessory buildings and structures, including:
    - i. a maximum of one accessory community facility;
    - ii. a maximum of one accessory building per community dwelling unit.
  - (d) community service buildings;

- (3) Lot coverage must not exceed:
  - (a) 40% of any lot having an area less than 0.03 hectares;
  - (b) 35% of any lot having an area of 0.03 hectares or larger;

**Siting and Size**

- (4) The minimum setback for any building or structure located within the R3A zone, except for a fence or pump/utility house, shall be 8 metres from all lot lines.
- (5) Despite sub-section (4) above, the minimum setback for any building or structure located within a strata lot located within the R3A zone, except for a fence or pump/utility house, shall be as shown on Schedule C - "Community Housing (R3A) Zone (ISLA) – Strata Lot Setbacks", and Schedule C consists of a digital record stored and maintained in a Geographic Information System (GIS) at the offices of the Islands Trust.
- (6) The floor area of a dwelling unit, including a live/work studio, in a community housing development must not exceed 180 m<sup>2</sup>.
- (7) The floor area of an accessory community facility must not exceed 150 m<sup>2</sup>.
- (8) The floor area of an accessory community service building must not exceed 100 m<sup>2</sup>.
- (9) The floor area of an accessory building must not exceed 20 m<sup>2</sup>."

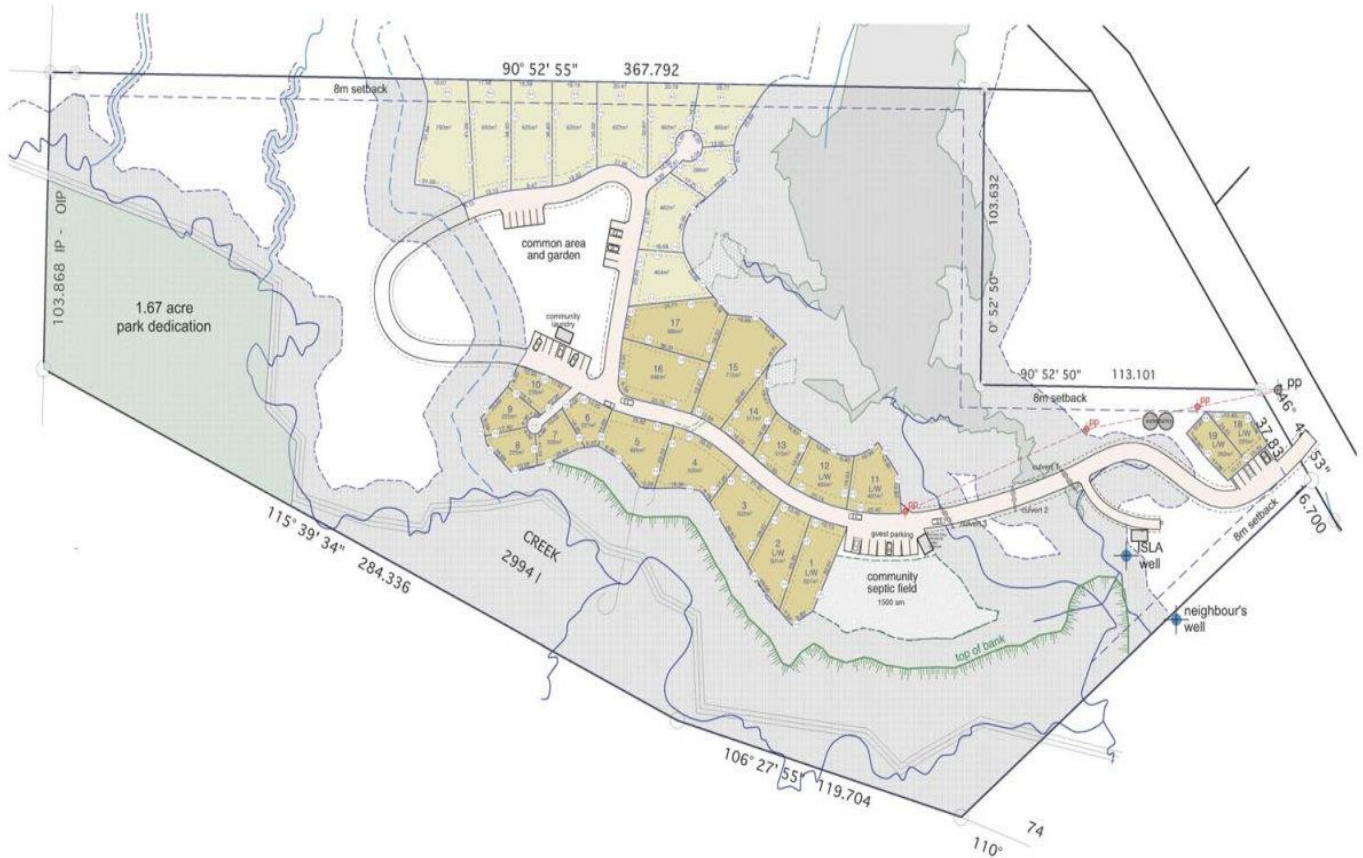
3. **SCHEDULE C – COMMUNITY HOUSING (R3A) ZONE (ISLA) – STRATA LOT SETBACKS**, as shown on attached Plan 1 is inserted after **SCHEDULE B: BYLAW AREA MAP**

# HORNBY ISLAND LOCAL TRUST COMMITTEE

## BYLAW 154

### PLAN No. 1

#### Schedule 'C' Hornby Island Land Use Bylaw No. 150, 2014



### "Community Housing (R3A) Zone (ISLA) – Strata Lot Setbacks"