

TO: THE HORNBY LTC AND IT PLANNERS  
RE: PU(A) ZONE

FROM: KATHERINE RONAN ON BEHALF OF HICEEC

DATE: FEB.15, 2024

## BACKGROUND

Hornby Island needs more workforce housing\* if it is to survive as a community. The island has recognized and documented the growing need for reasonable priced housing for many years. The situation has now reached a critical point.\*\*

Due to the very limited number of private properties available for sale here HICEEC (Hornby Island Economic Enhancement Corporation, a registered non-profit), is exploring the option of applying for a parcel of Crown Land. This is what HICEEC is proposing:

## SITE

The Crown Land under consideration is situated on Central Road extending from behind the Highways Maintenance Yard and the Spark eastward to the Recycling Depot driveway. (Map attached)

This central location is an optimal location for affordable housing as it is within walking distance of the Preschool, Community School, Community Hall, Credit Union, Joe King Recreation Centre, Medical Clinic, New Horizons Centre, Art Centre, Farmers Market, Spark Maker Space, Public Library and numerous biking and hiking trails. Although the community has expressed interest in a Trades and Services zone along Central Road, for now, HICEEC must focus its energy and resources on housing. An area will be reserved for a future Trades and Services.

This site will require minimal clearing as it once was a gravel pit and remains sparsely vegetated. Adequate ground water and septic capacity are expected to be found due to the geology of the land.

The site plan will reflect the community's commitment to protect the natural environment: green corridors will be preserved, dwellings will be clustered, rainwater will be harvested for non-potable use and a common water system and septic system will protect the ground water.

## HOUSING PROJECT

As the community needs a **timely** response to its housing shortage HICEEC has been researching solutions that are **affordable, flexible** and **community controlled** and **funded**. A Manufactured Home Park appears to be the best fit for the criteria. Under this legal framework the land would be owned in perpetuity by a community non-profit. After installing the infrastructure the society would rent serviced “pads” to qualified residents on which they would place their units. Although most homes would be owned by the residents, a few units could be owned by a benevolent community group for rent to those unable to afford ownership. Additionally, some units could be owned by island non-profits or businesses for their staff housing.

## FIRST NATIONS

We are currently in consultation with the K’omox First Nations.

## SCHEDULE

HICEEC plans to submit application to Crown Lands in Spring 2024. Wellesley Consulting Group is assisting us with negotiations and to prepare the necessary documents.

## ZONING

This area is already zoned for Public Use. Housing is a permitted use in the section of PU located on the north side of Central Road. However there is no land available there. Housing is not permitted in the section of PU(a) on the south side of Central Road where there is, in fact, space. No one seems to know when this restriction was put into place.

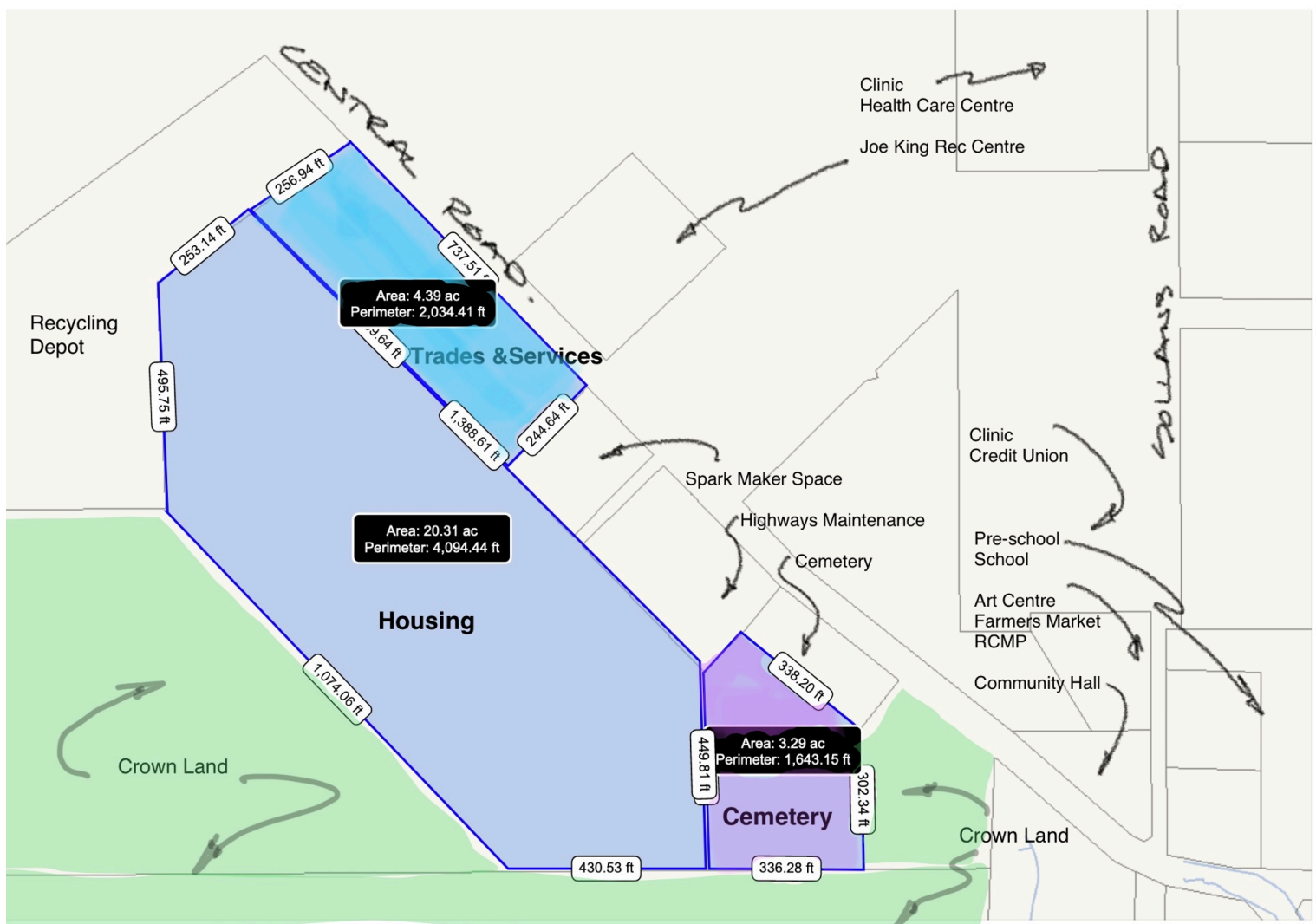
We would appreciate your guidance as to the best way to approach this. It appears that the OCP does permit housing in all of the PU zone (Sec. 6.2.6) and that it is only the addition of the PU(a) sub-clause in the LUB 150 which prohibits housing.\*\*\*

It seems that this problem could be resolved if it were possible to change one word. (Please see note on the OCP and LUB 150 below.) Please let us know how to proceed.

# Preliminary Site Plan

Trades and Service      4.5 acres  
Housing                      20.5 acres

Cemetery                      3.5 acres  
(This area for an expansion to the cemetery will be applied for under a separate application by the Cemetery Committee to Crown Land)



## NOTES

\* Workforce Housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing. It includes employees, self-employed, seasonal workers and volunteers: contributing members of the community.

\*\* Numerous studies have identified housing as Hornby's number one priority:

- Eberly Report
- Plan H Community Profile Project
- Community Vision 2030
- Economic Action Plan (HICEEC)


In addition many societies have expressed support for this project:

- Hornby Island Housing Society
- Hornby and Denman Community Health Care Society
- Hornby Island Community Economic Enhancement Committee
- Hornby Island Residents and Ratepayers Association
- Hornby Housing Network

\*\*\* As a point of interest, the PU(a) clause renders two of the existing uses in this area non-conforming: the Spark Maker Space and the housing located in the Highways Maintenance Yard.

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## OCP section 6.2.6

-  6.2.6 The development of affordable rental housing or special needs housing for Island residents, including facilities for seniors, displaced year-round residents and summer workers, operated non-commercially, should be permitted on land designated Community Service Use and be regulated by land use bylaw regulations. Other residences should only be permitted for the purpose of accommodating a caretaker or operator.

## LUB 150 PU zone

### 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:

LUB 150

- (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.

### PU(a) sub-zone

#### Site-Specific Regulations

PU (a)

ONLY SMALL CHANGE NEEDED !

- (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 Specific Regulations
PU(a)	Despite Subsection 8.21(1), the <del>only</del> permitted uses are: (a) Cemetery; <b>ADDITIONAL</b> (b) Public utility storage yard; (c) Highways maintenance yard; and (d) Recycling depot.