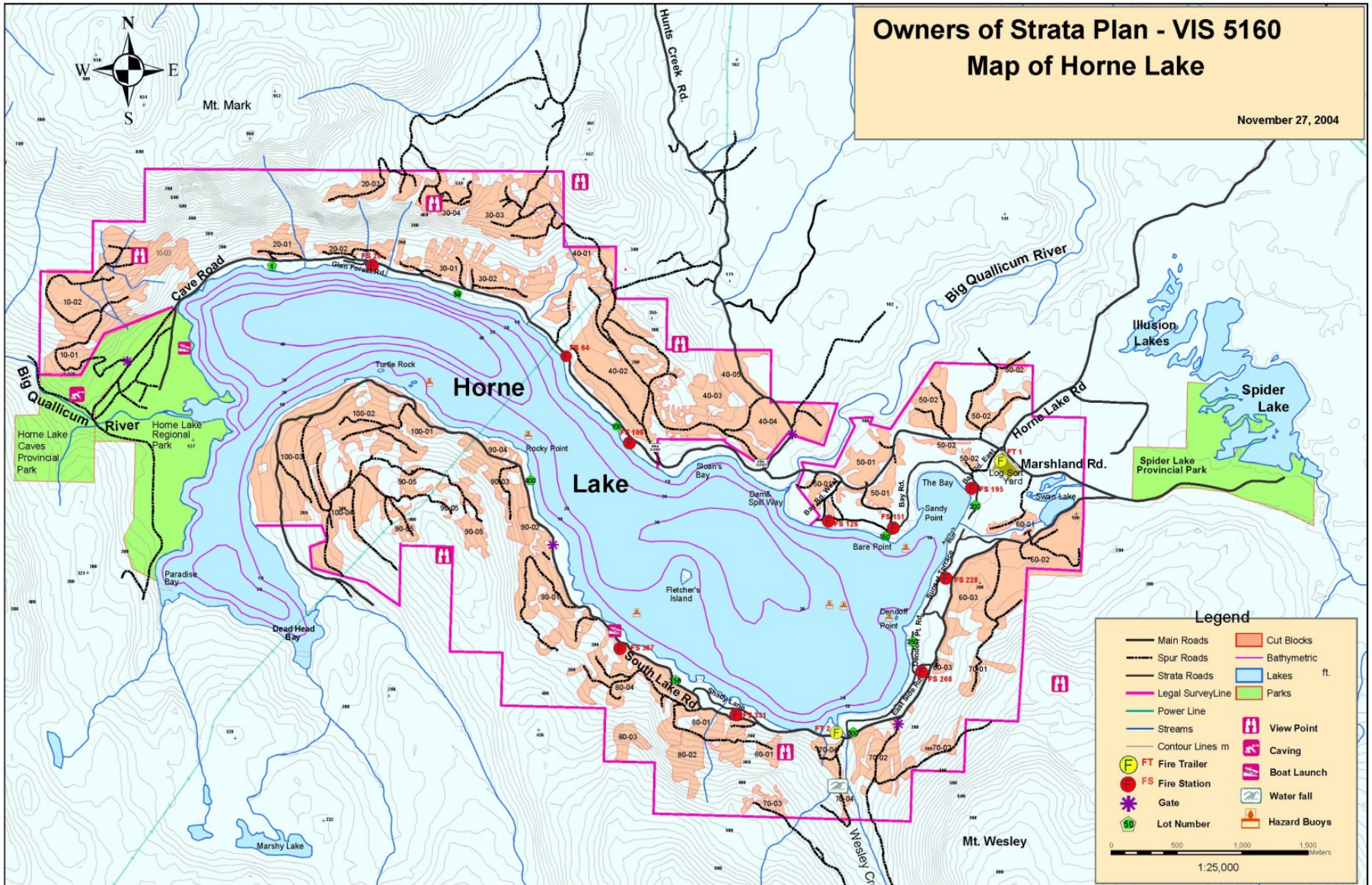




WELCOME TO
HORNE LAKE
COMMUNITY

Owners of Strata Plan - VIS 5160 Map of Horne Lake

November 27, 2004



Request to amend the OCP

The Horne Lake Community is requesting a change in the Official Community Plan that will acknowledge the Horne Lake Community as a node in Area “H” and will support an application to amend the current zoning to permit full time occupancy.

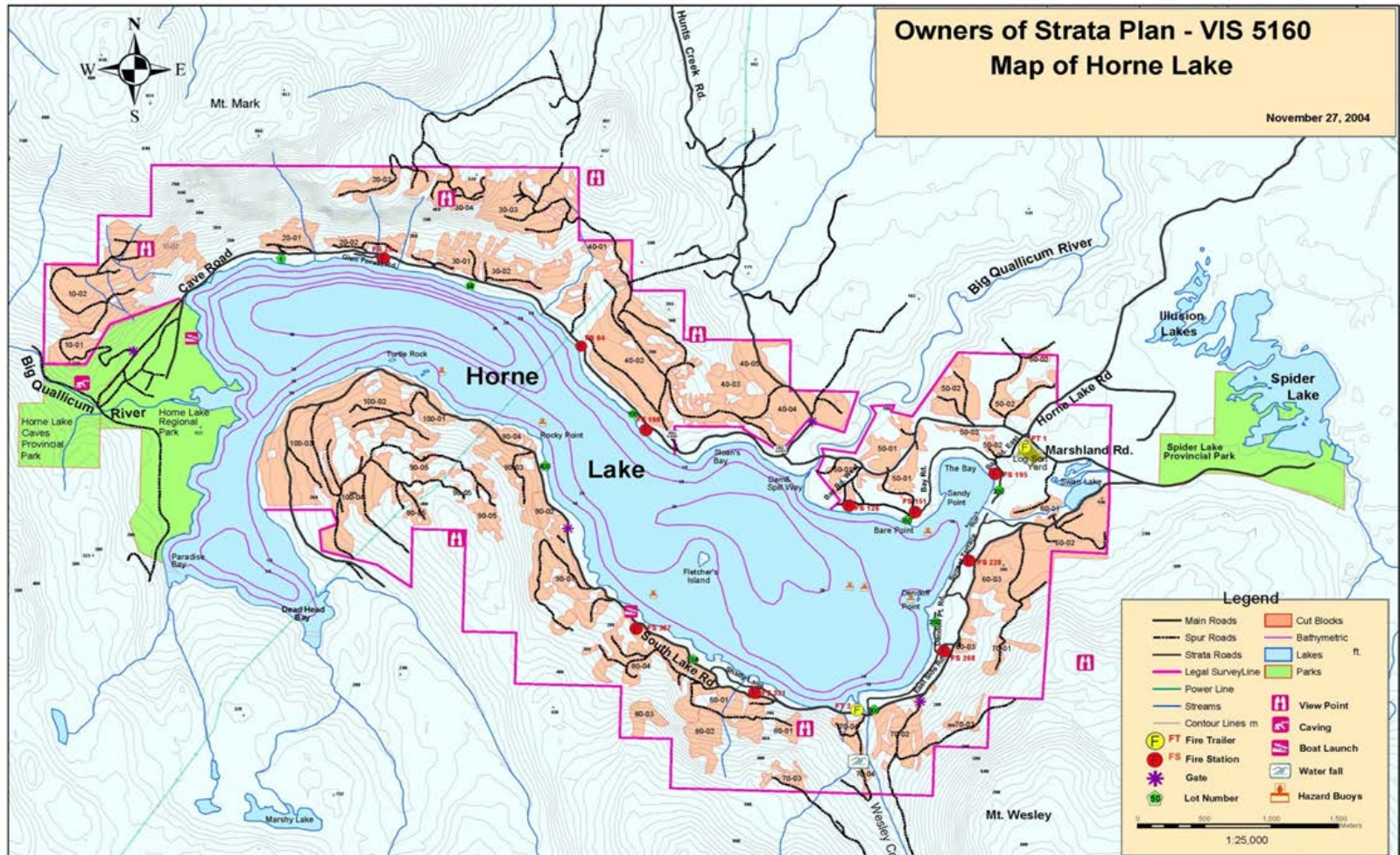
The current OCP designates Horne Lake Strata lands as

“Recreation Lands, which provide regular seasonal use.”

Zoning Bylaw CD9 allows for a Horne Lake strata lot to have

“a recreational residence, used for temporary accommodation which is defined as occupation of a cabin for fewer than 180 consecutive days in a calendar year and fewer than 240 days in total during the same calendar year.”

The Horne Lake Community consists of 400 bare land strata lakefront lots on approximately 280 acres and 3200 acres of private managed forest lands.



It is an off grid community.



Of the 400 strata lots, 374 have been sold and are occupied with cottages or RVs and the balance of the strata lots will be sold over time.



The Horne Lake Cottage Community dates back to the 1920's when loggers from the area built small cabins for their families to enjoy lakefront vacations, hunting and fishing.

Over time the various land owners provided more licensed recreational lots around the lake and allowed small, non-permanent cottages to be built.

In 1996 there were 357 recreational lots licensed from Texada Logging. The cottage owners formed the Horne Lake License Holders Association with the goal to secure tenure over their lots.

In November 1999 the Horne Lake lands, approximately 7000 acres, were sold to Texada Land Corporation.

In April 2000 the members of the association overwhelmingly agreed to support a purchase plan, to purchase the lands where their cottages were located from Texada Land Corp.

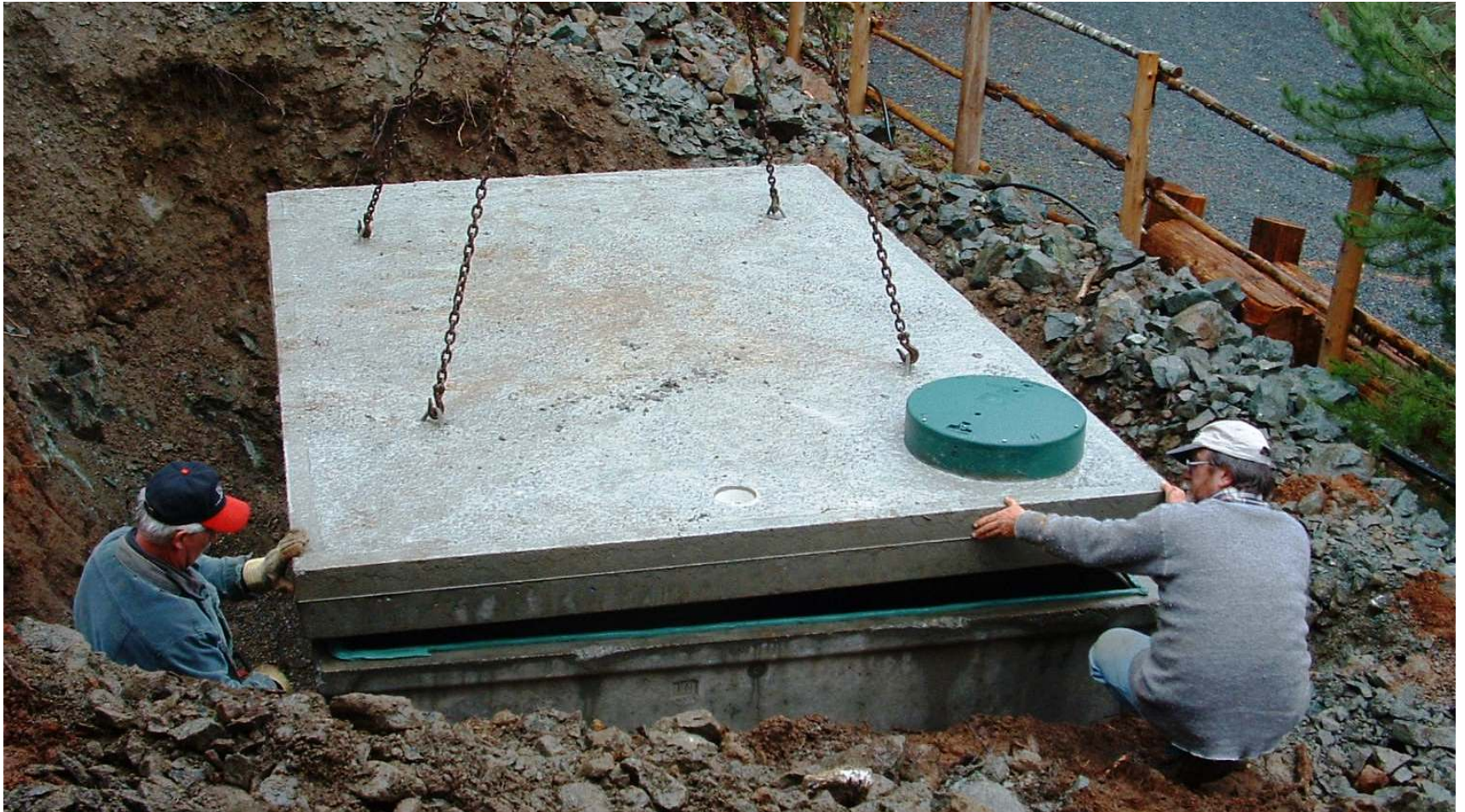
In order to complete the purchase the lands had to be rezoned to allow for cottages, subdivided to remove the strata lands from the forest lands and further subdivided to create the 400 strata lots that resembled the same as the licensed lots.

The rezoning and subdivision process was completed in late 2001 and the purchase was completed on January 23, 2002 with 343 of the original license holders purchasing their strata lot.

As a condition of the zoning process, the Association members were required to purchase Block 40, approx. 280 acres at the west end of Horne Lake and give it to the RDN for the Horne Lake Regional Park and Campground.



Sewer – Horne Lake strata is designated as a pump and haul service area by the RDN and Island Health. Any occupied lot must have a 2000 gallon pump and haul tank installed and hooked up and approved by Island Health and the RDN.



Domestic Water

The Horne Lake Strata Corporation has a Conditional Water License with the Ministry of Environment, Province of BC that allows for 400 individual intakes, one for each strata lot. The license allows for each lot to draw up to 500 gallons per day. Obviously with all waste water going into a pump and haul tank, cottage owners are very frugal with the amount of water they actually use in their cottages.

Protecting and Enhancing the Environment

In addition to the RDN Zoning Bylaw CD9, there is Development Permit 0120 registered on all of the strata lots.

DP 0120 lays out the terms and conditions for:

- any development on the lots including setbacks from Horne Lake
- construction of new buildings, accessory buildings, decks and porches;
- alteration of land and vegetation;
- storm water management;
- placement of fill;
- dock construction;
- foreshore management and watercourse management;
- parking areas and driveways;
- sediment and erosion protection.

Monitoring

Under an agreement with the Ministry of Environment and Department of Fisheries and Oceans Canada, the Strata Corporation is required to provide an annual monitoring report prepared by an independent Qualified Environmental Professional to describe how the setback criteria are being complied with. From these monitoring reports, MoE and DFO can determine whether the application of DP 0120 is meeting the objectives of the Riparian Area Regulations.

These annual reports have been prepared and filed with MoE and the RDN since 2009. There have been no significant issues reported.

Cottage sizes – Zoning Bylaw CD9 allows for cottages to be 2 stories plus a raised foundation. The mainfloor area can be up to 70 m² (753 ft.²) and a loft of 50% of the mainfloor up to 35m² (375 ft.²). The height cannot exceed 8 m. A cottage can have up to 40 m² (430 ft. 2) for decks and porches attached to the cottage.



Garbage collection and recycling

The Strata Corporation provides garbage and recycling services for strata owners, and holds 3 clean up weekends per year.



Roads

There are strata roads and public roads servicing the Horne Lake Community. Emcon Maintenance is responsible for maintain the public roads including, Horne Lake Road, Horne Lake Caves Road and Marshland Road. The strata corporation is responsible for maintaining the strata roads.



The Need

In 2002, when the zoning came into effect, the cottages were temporary structures, built on pier blocks for seasonal use. With the creation of the strata and the new zoning bylaw CD9 owners are able to build permanent structures on foundations and in 2011 with the introduction of building permits and inspections ensures they are building to code.

Under the current OCP and zoning bylaw CD9 that restricts the use to seasonal occupancy, a cottage owner is required to have a second residence somewhere.

Since the last OCP review, time has marched on, retirement for many cottage owners is on the horizon or has arrived and many are looking to down size. Owners want the option to be able to have their Horne Lake cottage as their primary residence.

By allowing full time occupancy this will free up urban homes for new families.

One owner summed up what many owners have said:

“Our plan when we retire is to sell our city home, live at Horne Lake through spring, summer and fall and then travel and visit family and friends in the winter.”

Our Request

The Horne Lake Community is requesting a change in the Official Community Plan that will acknowledge the Horne Lake Community as a node in Area “H”, and will support an application to amend the current zoning to permit full time occupancy.