



## The Horne Lake Community

is requesting a change in the Area “H” Official Community Plan that will:

- ⇒ Acknowledge the **Horne Lake Community as a node in Area “H”** and,
- ⇒ 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.
- ⇒ **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.
- ⇒ **Water** – The Horne Lake Strata Corp 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.
- ⇒ **Cottage sizes** – Zoning Bylaw CD9 allows for cottages to be 2 stories on a foundation. The mainfloor area can be up to 70 m<sup>2</sup> (753 ft.<sup>2</sup>) and a loft of 50% of the mainfloor up to 35m<sup>2</sup> (375 ft.<sup>2</sup>). The height cannot exceed 8 m. A cottage can have up to 40 m<sup>2</sup> (430 ft.<sup>2</sup>) for decks and porches attached to the cottage.

- ⇒ **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 establishing the setbacks from the natural boundary of Horne Lake for the 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.
- ⇒ **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.
- ⇒ **Garbage and recycling** – the Strata Corporation uses a garbage and recycling contractor to provide garbage and recycling services for the strata owners. Garbage and recycle bins are provided in a central location for owners' use. In addition the strata corporation holds 3 clean up weekends per year. 3 – 40 yard garbage bins and 2 metal bins are provided for owners to clean up around their cottages and lots. Recycle materials are separated out and taken to the appropriate recycle centres. These clean up weekends have been going on for 15 years.
- ⇒ **Roads** – There are strata roads and public roads servicing the Horne Lake Community and the strata lots. Emcon Maintenance is responsible for maintain the public roads, Horne Lake Road, Horne Lake Caves Road and Marshland Road. The strata corporation is responsible for maintaining the strata roads. The strata has it's own grader and operator. There is a gravel pit on site where it crushes it's own gravel for use on the strata roads.
- ⇒ **The Need** In 2002, when the zoning came into effect, the cottages were temporary structures for seasonal use. With the creation of the strata and the new zoning bylaw CD9 owners able to build permanent structures on foundations and in 2015 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 2002, time has marched on, retirement for many cottage owners is on the horizon or has arrived and many are looking to down size. Many of these owners want to have their Horne Lake cottage as their primary residence.
- ⇒ **By allowing full time occupancy this will free up urban city homes for new families.**