



July 16, 2026

Hornby Island Local Trust Committee
Islands Trust

Re: Support for Temporary Use Permit Application PL-TUP-2026-0161
4000 Central Road

Dear Chair and Trustees,

On behalf of the Hornby Island Community Economic Enhancement Corporation (HICEEC), I am writing in support of Temporary Use Permit Application PL-TUP-2026-0161, to allow six recreational vehicle sites to be used for residential accommodation in RVs on the property.

Hornby Island continues to experience a well-documented shortage of workforce housing. Employers across many sectors—including transportation, construction, retail, hospitality, community services and local businesses—face ongoing challenges recruiting and retaining employees because suitable accommodation is simply unavailable. The availability of housing has become one of the most significant constraints to maintaining essential services and supporting the local economy.

This proposal represents a practical and responsible response to that challenge. The property owner is making a significant private investment to upgrade and enhance the site's infrastructure, including water, septic and electrical services, in order to provide safe, serviced accommodation for workers. At a time when workforce housing solutions are urgently needed, private initiatives such as this deserve thoughtful consideration and support.

An additional consideration supporting this application is the historical use of the property. For many years, the site has accommodated residential occupancy in trailers and park model units. While the original purpose included housing for highways and ferry workers, over time these sites also became occupied by members of the wider community. Residential occupancy in this form has therefore been an established feature of the property for many decades.

The current application builds upon that established pattern of use while improving the property through upgraded water, septic and electrical services and directing the accommodation toward today's workforce housing needs.

The use of a Temporary Use Permit is also appropriate. It allows the Local Trust Committee to evaluate the project over time while ensuring that any operational or neighbourhood issues can be monitored and addressed if necessary. It provides flexibility while responding to an immediate and pressing community need.



As Executive Director of HICEEC, I regularly hear from employers whose ability to operate is limited by the lack of employee housing. Businesses reduce operating hours, defer expansion, or struggle to fill positions because prospective employees simply cannot find a place to live. While this proposal alone will not solve Hornby Island's housing shortage, it represents an appropriate, measured and practical response to one component of that challenge.

HICEEC believes this proposal builds upon the historical use of the property, is supported by significant private investment in upgraded infrastructure, and provides an opportunity to improve the availability of serviced workforce accommodation through a Temporary Use Permit that can be monitored and evaluated over time.

For these reasons, HICEEC respectfully encourages the Hornby Island Local Trust Committee to approve Temporary Use Permit Application PL-TUP-2026-0161.

Thank you for your consideration.

Sincerely,

Karen Ross
Executive Director
Hornby Island Community Economic Enhancement Corporation (HICEEC)

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