

From: Tomaya [REDACTED]
Sent: Friday, August 28, 2026 1:48 PM
To: Ian Cox
Subject: Re: Regarding the application of 6 RV sites on 4000 Central Road, Hornby Island

Hi Ian

Regarding the septic system.

There is a septic system leach filed that just get installed at the site for the 6 RV's black tunnel surrounded by crush and is only 20' away from the ditch on the main road which run offs go into private property after a short distance.

How is it that a system for 6 RV's 12 people plus guest is sufficient not to leak any waste water into the ditch as the soil is mostly gravel? Picture below.

Sent from my iPad



Re: Regarding the application of 6 RV sites on 4000 Central Road, Hornby Island



> On Aug 25, 2026, at 10:17 AM, Ian Cox <icox@islandstrust.bc.ca> wrote:

>

> Hello,

> 1. The applicant states they wish to create housing. The Hornby Island Local Trust Committee is tasked with reviewing that application. Islands Trust does not hold a position on the proposal.

> 2. The Hornby Land Use Bylaw only allows the temporary use of RVs as a dwelling. A Temporary Use Permit can consider uses not otherwise allowed in a bylaw. There is no one regulation prohibiting this use in all Islands Trust bylaws for each Local Trust Area.

> 3. TUPs are permits that are intended to give a trial run to uses that in the future could become a rezoning application. TUPs have a time limit.

> 4. This is something the LTC can consider. The property owner is responsible for matters of safety. The LTC may wish to refer the application to agencies such as fire or police department. They can consider this at the meeting.

> 5. The application will be considered by the Hornby LTC at the meeting on September 1st at the Community Hall. Any member of the public can attend and address the LTC regarding any current matter or application is has before it, during the Public Comments section of the meeting.

> More information on the meeting, the downloadable PDF agenda package, times, etc. can be found here: <https://islandstrust.bc.ca/event/hornby-ltc-regular-meeting-2026-7-3/>

>

> Sincerely,

>

Re: Regarding the application of 6 RV sites on 4000 Central Road, Hornby Island

> Ian Cox
> Planner 2
> Islands Trust
> 700 North Road, Gabriola, BC V0R 1X3
> T 250-247-2207 | icox@islandstrust.bc.ca
> You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421
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> -----Original Message-----
> From: Tomaya [REDACTED]
> Sent: Sunday, August 23, 2026 8:04 PM
> To: northinfo <northinfo@islandstrust.bc.ca>
> Subject: Regarding the application of 6 RV sites on 4000 Central Road, Hornby Island
>
> Dear Ian
> 1. I like to know if IT considers this application as a option to create housing? I am under the assumption that it's not legal creating a residential RV as a full time live in under island trust?
> 2. This property already has an RV where Tim and Jody live in it for the last 3 years and had a mobile home on a trailer that burned down last year. Both been paying rent.
> 3. The owner of the property does not live on the island and this project it's more about making money then giving people a real home- if the owner of the land cares about he would apply for a multi family dwelling as it will be a better way forward.
> 4. Fire hazard is more common in RV's and being surrounded by forest and right on the bottom of the mountain the risk is high.
> 5. Is this application in serious interest with the IT? Or is it on us Hornby People to decide it's possibility?
> Thanks kindly for your respond, Thomas
> Sent from my iPad
>

Re: Regarding the application of 6 RV sites on 4000 Central Road, Hornby Island