

From: Tomaya [REDACTED]
Sent: Friday, August 28, 2026 3:28 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Question on TUP Central Road Hornby Island

Dear Island Trust

As there is a meeting coming regarding the establishment of 6 RV sides year round live in on 4000 Central Road, Hornby Island.

I consider using a TUP on a commercial venture like this circumnavigating all safety and IT building regulation for housing. One of the concerns that comes up is the septic system supporting 2 people/RV and guest around 15 people total that is only 20' away from the main ditch for sure will leach sewer into it on a wet winter day as it's down sloping and the ground base is gravel. Having to use the RV septic tank connecting to the sewer inlet pipe is a weak temporary measure that can freeze, break or detach with one outcome- leaking sewer down the hill again into the ditch that runs eventually through privat property into Beulah Creek.

Point two even a seasonal campground has basic infrastructure like toilets, washroom, showers and a care taker on site- non of this is mentioned for this application.

This form of housing already exist on many privat properties on Hornby where the landlord and RV live in person share a relationship and care. Mostly providing external outhouse, bathroom that's more functional to RV living.

The fire hazard is another concern as the units are to close together and any space that's left is filled with parking/ cars. Doug our fire chief is looking into it as it is a reasonable consideration to be looked at.

Thanks and hope to get a respond from you as a trustee of this northern island.

Thanks, Thomas

Sent from my iPad