

**From:** Sonja Zupanec  
**Sent:** Tuesday, February 18, 2025 11:59 AM  
**To:** webposting  
**Subject:** FW: Clarification of HOAPC Referral Response re TUP

For posting to the HOLTC major project webpage under correspondence please. Thanks!

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**From:** Wendy Burton [REDACTED]  
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**Subject:** Clarification of HOAPC Referral Response re TUP

I am communicating with you all to clarify a paraphrased statement in the Referral Response Summary in the HOLTC agenda package for January 24, 2025.

The summary of the HOAPC recommendations, provided in the draft minutes of the meeting of November 29, 2024, include this statement:

[the APC has recommended]: Support vacation rental business licenses rather than TUP

The Planning Staff Comments enforce this statement: "The LTC has received recent public correspondence and APC recommendation encouraging the business license approach to authorizing vacation rentals."

The summary omits the rest of the HOAPC recommendation: "The HOAPC supports STR licencing by CVRD rather than Islands Trust TUP, but understands that the TUP is what Hornby Island has to work with at present."

The HOAPC does not recommend delaying regulating Hornby Island short term rentals until business licenses can be managed by CVRD.

We recommend that TUP, our only available tool for regulating STR, be used as soon as possible. We recommend that if/when business licenses become a possibility, the HOLTC and planning staff engage in the process to investigate CVRD-administered business licenses.

FW: Clarification of HOAPC Referral Response re TUP

From our Rationale: "The HOAPC encourages Island Trust to pursue licencing for Hornby Island." We did not intend this to be read as we recommend delaying implementing the use of TUP to regulate STR on Hornby Island.

As you all know, the pressure to "wait" to license Hornby Island short term rental businesses has been considerable for many years. As the Referral Response Summary indicates, CVRD staff are "interested to learn how LTC proceeds to regulate vacation rentals before further investigation into the feasibility of a business license function is conducted." This fact has been made clear several times.

In other words, we are the egg to their chicken.

Wendy Burton, Chair  
HOAPC