

**From:** [REDACTED]  
**Sent:** Wednesday, May 7, 2025 7:42 PM  
**To:** northinfo  
**Cc:** Alex Allen; Grant Scott; Wendy Burton  
**Subject:** Hornby Island LTC Cap on TUPs for STVRs

To: Hornby Island Local Trust Committee

**Establishing a cap on the number of Temporary Use Permits (TUPs) for Short Term Vacation Rentals**

I support the establishment of a cap on the number of TUPs being issued for STVRs on Hornby Island

I believe the rationale for a cap should be informed by:

- considering approaches taken elsewhere on the Gulf Islands to limit STVRs;
- determining an appropriate percentage of the total number of dwellings on Hornby Island that may be used for commercial visitor accommodation;

**Canadian Gulf Islands (Islands Trust Area)**

There is no uniform approach.

Each island has its own regulations. For example:

- Denman and Salt Spring prohibit STVRs
- Bowen and Gabriola limit STVRs by only allowing them in an owner's principal residence (Gabriola uses TUPs for this purpose; only a handful have been issued);
- Galiano and Mayne limit STVRs by only allowing them as a home occupation on lots having two permitted dwellings, with a resident living in one of the dwellings.
- North Pender Island limits the number of TUPs issued for STVRs by requiring that a) no more than one STVR TUP may be approved within the radius of an existing STVR, b) no more than 20 STVR TUPs should be issued for Magic Lake Estates (North Pender's equivalent of the Sandpiper / Galleon / Whaling Station Bay small lot subdivisions).

**American Gulf Islands (San Juan County)**

San Juan County has implemented caps on the number of vacation rental permits for each island.

- San Juan Island: 337
- Orcas Island: 211
- Lopez Island: 135
- Outer islands: 10

This equals a cap of 693 STVRs permitted in the San Juan Islands.  
There are 14,171 dwellings in the San Juan Islands.  
The cap limits the number of STVRs to less than 5% of dwellings.

## **Hornby Island**

The approaches taken on the other islands in the Trust Area (although not involving an overall cap) are much more limiting than the approach being developed on Hornby Island.

The approach taken on the San Juan Islands - with a cap of 5% of dwellings being available for STVRs - provides a model for Hornby Island to follow.

The *2021 Census Profile for Hornby Island* states that there are 1,117 dwellings on the Island.

In 2023, there were 128 STVRs advertised on Hornby.  
That is 11% of the Island's residential housing stock.

Having over 10% of the housing stock permitted for commercial visitor accommodation seems excessive when:

- 15% of Hornby Island's residents are in core housing need,
- 41% of renters are precariously housed, and,
- home ownership by local people dependent on local incomes is becoming increasingly out of reach. .

This level of commercial rentals can also erode the residential character of residential neighbourhoods....

.....unless Hornby Island is to be prioritised as a tourist destination rather than a residential community.

## **Recommendation:**

**As there is not a suitable model in the Islands Trust Area for Hornby Island to follow, I suggest the LTC follow the approach of the San Juan Islands of capping the number of TUPs issued to 5% of the number of dwellings on the Island.**

**If we round up the 2021 census figure of 1,117 dwellings to 1,200, that means a cap of 60 Temporary Use Permits for Short Term Vacation Rentals.**

Thank you for considering this.

*Tony Law*  
*Hornby Island*