

From: HISTRA Association <hornbyshortterm@gmail.com>
Sent: Monday, August 18, 2025 9:18 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: [REDACTED]; Eulala Mills; Patrick Lui; Ray Therrien;
[REDACTED]; Kim Luteijn; Jan Radford; Arifin Graham;
Michelle Metzelaar-Easterly; Karen Young; Sonja Zupanec
Subject: HISTRA's Recommended Land Use Bylaw Amendments & Resolutions

Alex Grant, and Tim

Since the May 16 LTC meeting, we've engaged with the Hornby community to confirm there is broad support to refine the Land Use bylaw recommendations for Vacation Rentals ensuring they're effective, enforceable, and equitable.

The goal is to finalize a clear, broadly supported and effective draft for the fall Community Information Meeting.

Key Recommended Amendments to the Draft Bylaws

1. **Enable a Cap** on Vacation Rentals in the bylaws (with specific number to be determined later, see the suggested resolutions).
2. **Limit:** One TUP/license per person or business at a time.
3. **TUP Continuity:** specifically state ongoing TUP applications and renewals in 6-year cycles will be allowed.
4. **Application Timing:** Permit renewals/new applications within 6 months of a TUP's end.
5. **License:** enable the potential to move to CVRD licensing once a viable program exists.
6. **Remove:** lot and site plan requirements from the TUP.
7. **Permanent Residents:**
 - o Allow staying on-site while home is rented.
 - o Exempt them from the cap.
 - o Defer or subsidize TUP fees
8. **Short-Term Rental Definition:** Define as stays **under 30 days** to protect workforce housing (30–90 day stays) in the off season.

Resolutions Needed to Support the Bylaw Amendments

1. **Cap-Setting Process:** Established through a transparent, community-based process led by APC and specifically including HISTRA and HIRA (within 1 year of bylaw Implementation).

2. **Water & Septic:** Direct Islands Trust staff to collaborate with HISTRA, Hornby Water Stewardship and the APC to develop practical standards and processes to meet the TUP requirements.
3. **TUP Continuation:** Guarantee all currently operating and legal Vacation Rentals a TUP within 12 months from bylaw adoption.
 - o If the cap is set at a lower number, reduction would occur organically over time.
4. **Acknowledge the process and timing of Vacation Rental agreements** – most bookings are made 6 to 9 months early, owners who meet the criteria and requirements need to be provided TUPs 6 to 9 months before the rental season begins.

Next Steps

We would like the opportunity to discuss these recommendations before the September 5th LTC meeting. April Lewis is happy to join the conversations as well, bringing the perspective of the larger community. We will reach out to find an acceptable time for individual meetings with you to outline the thinking behind these changes and to answer any questions you may have.

If these adjustments are supported, you can **direct staff at the September 5th LTC meeting** to draft the necessary amendments and resolutions to ensure they are included in the discussion at the fall Community Information Meeting.

Why These Changes Matter

The current draft of the bylaws is missing these 8 items each of which add clarity and improve effectiveness and control. These changes stop Vacation Rental growth, support full-time residents, and prioritize fairness to those who follow the rules, and support environmental protection and community stability—while allowing for organic adjustments.

Respectfully,

The HISTRA Board

Ray Therrien, Arifin Graham, Patrick Lui, Eulala Mills, Michelle Easterly, Karen Young, Jan Radford, Kim Luteijn, Jenessa Tuele