
From: HISTRA Association <hornbyshortterm@gmail.com>
Sent: Friday, February 13, 2026 3:12 PM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: northinfo; Sonja Zupanec; Eulala Mills; Patrick Lui; Ray Therrien;
[REDACTED] Kim Luteijn; Jan Radford; Arifin Graham; Michelle Metzelaar-
Easterly; Ticara Derose Coertze; Karen Young
Subject: Vacation Rental Bylaw Special Meeting Input and Requests

Dear Tim, Grant and Alex,

Thank you for hosting the Community Information Meeting on January 23, 2026 and taking the time to hear from community members. We hope you were as impressed as we were with the support for the bylaw revisions including a cap on vacation rentals - provided current and future TUP applicants are treated fairly.

We hope you will allow a public comments section at the Special Meeting. It is important for the community to be heard as you consider such important and impactful changes.

After the CIM, we have the following questions and concerns:

1. How will applicants meet the TUP requirements, particularly those with non-standard systems (e.g. composting toilets, rainwater harvesting, guests bringing drinking water)?
2. Will you also permit owners to live on-site during their rentals?
3. How much will the TUP cost and can fees vary based on rental income, weeks rented or residency?
4. To keep things equitable for all legally operating owners, will you please set the cap after everyone currently operating is given a fair opportunity to achieve a TUP?

Other important considerations worth noting:

1. A site plan can cost upwards of \$3,000 and add little value when water, septic, and parking are already regulated. Can this requirement be waived?
2. To support Hornby based businesses and groups, will you direct staff to accept Hornby Water Stewardship for water testing and local septic servicing and certification, given no ROWP lives on island?

Without allowing on-site residency, accepting non-standing septic and water systems, and removing site-plan requirements, full-time residents may be disproportionately excluded from receiving a TUP, which we believe is not the intent of these bylaws.

We are including below a set of recommendations we hope will help in your decisions. Thank you for your service and care for our community.

Sincerely yours,

The HISTRA Board

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

Policy Statements/Standing Resolutions:

1. **Retain Existing Rentals:** Clearly state the LTC intends to grant a TUP to all currently operating, legal, and compliant vacation rentals who meet the new regulations a Temporary Use Permit in the 12 months after the bylaw comes into force. If the cap is set lower than the initial number of TUPs granted, while existing TUPs will be renewed or approved for a subsequent TUP, no new TUPs will be issued until the number operating falls below the cap.
2. **TUP Continuity:** confirm it is intended that TUP applications and renewals, in six-year cycles, will be accepted, provided the rental meets the TUP requirements.
3. **Application Timing:** Allow renewals and subsequent TUP applications up to six months before the end of an existing TUP, to help reduce the impact on staff and the LTC, by spreading out the workload.
4. **Licensing:** Support for the potential transition to Comox Valley Regional District (CVRD) licensing when a viable program exists.
5. **Local Benefit:** Encourage the use of Hornby based services to meet the water and septic requirements by stating you will accept the detailed (\$75) testing done by Hornby Water Stewardship and septic certification and maintenance by Hornby businesses who work with ROWPs but are not certified themselves.

Suggested Bylaw Revisions and Additions:

1. Enable the setting of a cap on the total number of Vacation Rentals, but leave the number open/unset until the end of the first year TUPs are in place.
2. Remove lot and site plan requirements from the TUP process requirements, as these are very costly and water, septic, and parking standards are separately regulated in the TUP requirements.
3. Allow residents/owners to stay on their property while renting their home as a Vacation Rental.
4. Include 'non-standard' water and septic systems as acceptable for the water and septic requirements. (e.g., composting or combustion toilets, rainwater harvesting, providing bottled drinking water or requiring guests to bring their own drinking water).
5. Define short-term rentals as stays under 30 days so as not to adopt the Provincial definition of 90 days and to protect needed year-round temporary workforce housing (often 30–90 days).
6. Set TUP fees relative to Vacation Rental gross income or weeks rented, with a floor of \$250 and a ceiling of \$3000.
7. Allow rentals all year and cap the number of weeks allowed for each rental at 22.
8. Exempt from the cap, but not the TUP, full time residents and those whose vacation rentals support front line workers in health care
9. Exempt from the seasonal restrictions/maximum weeks rented, but not the TUP, full time residents or those whose vacation rentals support front line workers in health care