

From: [REDACTED] >

Sent: Sunday, February 22, 2026 4:17 PM

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Subject: Hornby Island Vacation Rental Bylaws

We have been closely following the Hornby Island Vacation Rental Bylaws review process.

We understand there is a Special Meeting scheduled for March 3rd and wanted to take the opportunity to voice our support for some of the proposals of the Hornby Island Short Term Rental Association namely;

- **Retain Existing Rentals:** Grant all currently operating, legal, and compliant vacation rentals who meet the new regulations a Temporary Use Permit within 12 months of bylaw adoption.
- **Enable a Cap on Vacation Rentals:** Set a cap on the number of rentals, determined through a transparent, community-led process—including the Advisory Planning Commission (APC), HISTRA, and other community groups and members— within one year of bylaw implementation.
- **Support for Permanent Residents:** consider exempting them from a cap and offering TUP fee deferrals or subsidies.
- **Simplify Requirements:** Remove lot and site plan requirements from the TUP process, as these are costly and unnecessary given water, septic, and parking standards are separately regulated.
- **Encourage the use of Hornby based services** to certify that a rental will meet the water and septic requirements.
- **Enable flexibility and affordability:** including the ability to remain on site during rentals, the inclusion of non-standard water and septic systems, removing the requirement of a site plan.
- **Future Licensing and Definitions:** Enable the potential transition to Comox Valley Regional District (CVRD) licensing when a viable program exists and clearly define

short-term rentals as stays under 30 days to help protect workforce housing (30–90 days) in the off season.

- **Fairness in costs:** create a sliding scale for TUP fees dependent on rental income and/or the number of weeks an individual home is rented.

Thank you for the extensive time and effort you have expended on this process to ensure short term vacation rentals continue to support local artisans and small- businesses within the Hornby community.

Duncan White & Deneen Baron