

From: John Reid <[REDACTED]>

Sent: March 12, 2026 12:44 PM

To: aalen@islandstrust.bc.ca; Grant Scott

Cc: Timothy Peterson

Subject: Hornby Island STVRs: principal residents + TUP cap at 65

Alex and Grant:

I have been following Islands Trust issues around changes to STVRs for some time, and I recently witnessed the most recent closed meeting online, March 03 2026.

I fully endorse your motions to restrict vacation rentals to principal residents only, and to cap the temporary use permit at 65 (or less).

I do, however, take issue with relaxing fresh water and/or waste water methods. I believe that STVRs should be held to the same standards as commercial concerns, such as Seabreeze: no pits, no composting toilets, no surface grey-water disbursement; professionally inspected on a reasonably regular basis. I also think a survey of the property is a reasonable request; to eliminate candidates that transgress current property bylaws.

Be that as it may, given the new motion is to include 'principal residence', I encourage the Trustees to consider reviewing (again?) British Columbia's Short Term Rental Accommodations Act. The current TUP limit to 65 + principal residents only is very much approaching the terms of that act. Perhaps a discussion with peers at islands that have opted in (Gabriola, Bowen, and Saltspring) may be in order. There are benefits to be had - including enforcement - to opting in to the act, and its terms can act as the 'floor' for Hornby island i.e. HI can still install a TUP system, restrict secondary residences on small lots, etc.

I believe your next public meeting will be difficult, however it's not your first rodeo with a disagreeable audience. I encourage you to hold fast, breath deeply, and continue on the path you have chosen. Furthermore, I urge you to accelerate your efforts, as your terms are nearing their end.

I will do my utmost to attend the upcoming meeting to support your position. Furthermore- anecdotally - I believe you have the (quiet) support of a majority of residents. However, many if not most of them would rather not engage the issues within a tense live public discourse.

I have included HISTRA's most recent note to its membership below.

Sincerely,

John Reid

[REDACTED]

[REDACTED]

Good evening HISTRA Members,

For those who didn't see it live, the LTC asked staff to make three changes to the Vacation Rental bylaws on March 3rd:

1. Only Principal Residents (full time residents) can apply for a TUP - introduced by Trustee Scott.
2. Set the cap at 65 - Trustee Scott suggested 79 and Trustee Allen reduced it to 65.
3. Allow for Alternative water and septic systems to meet the TUP requirements.

The staff will now draft these amendments for the March 20th meeting.

To say this is not what we expected from the meeting is a big understatement - there was no mention of the Principal Residence requirement at the January 23rd meeting, and we thought they had agreed that the cap should allow for all legal Vacation Rentals to receive a TUP if they met the requirements at the end of that meeting.

This is not done yet.

We have seen, every time we are in the room in good numbers, they have moderated their position.

So, **this is our last chance** - it is essential that as many of us as possible turn up and speak out at the March 20th LTC meeting (It will start at 11AM, in person, at the Hall). The Trustees can amend the current changes at that meeting.

You also need to write to them as soon as possible and let them know how this will impact you, your families and the people whose jobs you support on Hornby. Here are the emails

Alex Allen: aallen@islandstrust.bc.ca,

Grant Scott, gscott@islandstrust.bc.ca,

Tim Peterson, tpeterson@islandstrust.bc.ca,

Islands Trust Staff northinfo@islandstrust.bc.ca, szupanec@islandstrust.bc.ca.

We will update you with more if we hear anything and will send a link to the meeting recording once it is available, but please **make plans now** to be on Hornby to attend the March 20th meeting in person and write as soon as you can - your presence and statements are the only thing that might get this changed.

Yours in stunned solidarity

the HISTRA Board