

From: **Angela Hudson** [REDACTED]

Date: Wed, Mar 18, 2026 at 6:17 PM

Subject: Fwd: Bylaw Enforcement Clarification Please ASAP

To: Alex Allen <AAllen@islandstrust.bc.ca>, Grant Scott <gscott@islandstrust.bc.ca>, Timothy Peterson <tpeterson@islandstrust.bc.ca>, Sonja Zupanec <szupanec@islandstrust.bc.ca>

Alex, Grant, Tim and Sonja

Please see the response from Warren Dingham to my questions regarding the Principal Residence requirement for STR's on Hornby Island. If you read my question and Warren's answers from the first email in the chain attached, permanent residents will be severely limited on acreages less than 10 acres to rent STR's at all under the proposed changes to the LUB. The only way to support the permanent residents who rent STR's on acreages less than 10 acres is to permit those residents to remain on their property in a separate dwelling for up to 5 months through permission in the TUP. This goes against all the reasons that the Trustees have said they need the TUP - to protect the groundwater and the density.

Please fully understand the challenges of the full time residents to the changes to the LUB you are making before you amend the bylaws. Take the time to fully understand that it will not accomplish what you think it will. It will severely limit the full time residents from renting out their home for STR's at all and therefore limit one of their income sources. It puts the full time residents at a disadvantage which is not what you are trying to do.

I am not sensationalizing, please read what Warren said below, it is self explanatory.

This is very important information to consider and Warren did attend a meeting of HISTRA a few years ago and explain this very thing to the HISTRA Board at the time.

For the record I am in support of regulated STR's that follow the bylaws and capping the number of STRs on Hornby at the number that are Provincially registered STR's. With 1200 approx homes on Hornby and somewhere around 100 legal STR's, Hornby has less than 10% of the residences on Hornby that are STR's. Please consider limiting the number of allowed STR's to what is legally operating and ensure proactive enforcement by IT of illegal rentals. That way there is no growth in the number of STR's.

Sincerely,

Angela Therrien
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: **Warren Dingman** <wdingman@islandstrust.bc.ca>
Date: Wed, Mar 4, 2026 at 9:00 AM
Subject: RE: Bylaw Enforcement Clarification Please ASAP
To: Angela Therrien [REDACTED]

Hi Angela:

These are valid concerns that you raise and the Local Trust Committee will need to decide what terms and conditions they want for TUPs if they decide to issue them for STR.

Planning staff will advise them on the issues around density, water use, and septic, and then they will need to make a decision based on that advice.

Regards,

Warren Dingman
Manager of Bylaw Compliance & Enforcement
250.405.5196

From: Angela Therrien [REDACTED] >
Sent: Wednesday, March 4, 2026 8:54 AM
To: Warren Dingman <wdingman@islandstrust.bc.ca>
Subject: Re: Bylaw Enforcement Clarification Please ASAP

Thank you Warren

Last question....I appreciate uoir quick response. I am understanding then that If permanent residency was required as part of the new proposed LUB for STR... an owner/owner family would only be allowed to stay on the property as legal use if the TUP permitted it on any properties less than 10 acres. It is currently not permitted based on current LUB.

I would assume that since water and septic are a priority of the trust that would mean if an owner moved into an accessory dwelling for 5 months on property less that 10 acres the TUP would require that the accessory building would require proper septic/water and permit a kitchen so the owners could cook? Wouldn't this increase the density on properties having a rental family and the owner/owner family for up to 5 months?

I would have thought having one family on the property in the legal residence and limiting the number of guests would have been more in line with the intent of the trust re density/ground water etc. not opening it up to have two dwellings for up to 5 months on less than 10 acres through this potential new TUP process.

Thank you

Angela

Sent from [Outlook for Android](#)

From: Warren Dingman <wdingman@islandstrust.bc.ca>
Sent: Wednesday, March 4, 2026 8:24:38 AM
To: Angela Hudson [REDACTED]
Subject: RE: Bylaw Enforcement Clarification Please ASAP

Hi Angela:

A temporary use permit is typically used because the proposed use does not comply with the zoning regulations in a land use bylaw.

Sometimes it is referred to as temporary zoning.

This means that a temporary use permit could allow the use of an accessory building as a residence while the STR is being operated and the actual STR itself. Some Local Trust Committees has authorized the use of accessory buildings for actual STR use.

Please let me know if you have any further questions.

Regards,

Warren Dingman
Manager of Bylaw Compliance & Enforcement
250.405.5196

From: Angela Hudson [REDACTED]
Sent: Tuesday, March 3, 2026 6:13 PM
To: Warren Dingman <wdingman@islandstrust.bc.ca>; Sonja Zupanec <szupanec@islandstrust.bc.ca>
Subject: Bylaw Enforcement Clarification Please ASAP

Hi Warren,

I attended a meeting that you came to virtually with HISTRA a few years ago where we discussed that if someone was a renting their principal residence on Hornby Island for

short term rentals, that under the current land use bylaw they could not reside from May to September in a camper, studio, trailer or tent on the same property if it was under 10 acres. The only properties that would permit the owners to stay on the property in separate dwelling would be those properties 10 acres and above that permit two dwellings.

Can you please confirm my understanding given the current land use bylaw or correct me. This is a very important piece of information that those that are currently renting their principal residence on Hornby need to know. We have some STR's where the owner moves into a tiny home on 1/2 acre and rents out the principal dwelling and there is an understanding that would be permitted if they applied for a TUP with the new proposed changes to the LUB. Unfortunately, I believe they would have to be bylaw compliant to be issued a TUP and living in an illegal dwelling for 5 months would not meet that threshold.

Thank you for your assistance. I am sure we will all appreciate when these changes are behind us.

Sincerely,

Angela Therrien