

From: Karen Ross [REDACTED]

Sent: Monday, June 22, 2026 8:07 PM

To: Alex Allen <aallen@islandtrust.bc.ca>; Grant Scott <gscott@islandtrust.bc.ca>; Sonja Zupanec <szupanec@islandtrust.bc.ca>; Timothy Peterson <tpeterson@islandtrust.bc.ca>

Cc: Tony Law [REDACTED]; Katherine Ronan [REDACTED]; John Grayson [REDACTED]; John Heinegg [REDACTED]; Sheila McDonnell [REDACTED]; Hornby Isl. Resort [REDACTED]; Donna Tuele [REDACTED]; marilyn kopansky [REDACTED]; Stuart Amos [REDACTED]; Meredith McEvoy [REDACTED]; Hornby Island Short-Term Accommodation <hornbyshortterm@gmail.com>

Subject: Re: Correcting 2014 error in LUB Public Use Zone regulations

Dear Hornby Island Local Trustees,

Thank you for your ongoing work on the review of the Official Community Plan and Land Use Bylaw. We recognize the significant effort that has gone into these processes over the past several years and appreciate the challenges involved in balancing a wide range of community interests.

I am writing in support of Vice-Chair John Grayson's recent request that the Local Trust Committee reconsider its May 1, 2026 decision to tie the correction of the Public Use Zone regulations to the broader Land Use Bylaw review process.

As outlined by Tony Law, (June 1st letter attached) there appears to be a straightforward and uncomplicated path to correcting the long-recognized omission of community housing as a permitted use within the Public Use Zone. This issue has been identified for many years, and addressing it through a stand-alone bylaw amendment would represent a practical and meaningful accomplishment arising from the extensive work undertaken during the current and previous Trustee terms.

More importantly, the correction would remove a significant barrier to exploring community housing opportunities at a time when affordable workforce housing remains one of Hornby Island's most pressing challenges. Whether through Crown land opportunities or other future initiatives, ensuring that appropriate zoning is in place is a necessary first step. Delaying this correction until completion of the broader bylaw review risks postponing opportunities that may not remain available indefinitely.

Throughout public consultations, community surveys, and discussions with local organizations, residents have repeatedly identified housing affordability and the growing

impacts of gentrification as major concerns. The HICEEC Board continues to hear this message clearly and believes that enabling community housing should remain a priority for all organizations working toward Hornby's long-term social and economic sustainability.

A stand-alone amendment would not predetermine any future housing proposal, nor would it circumvent public consultation on specific projects. It would simply restore an important zoning tool that was previously available and that many community members believe should continue to be available.

We respectfully ask the Local Trust Committee to revisit this matter and consider advancing the correction independently of the broader Land Use Bylaw review.

Thank you for your consideration and for your continued service to the Hornby Island community.

Sincerely,

Karen Ross

Executive Director

Hornby Island Community Economic Enhancement Corporation (HICEEC)

cc: HICEEC Board, HISTRA

On Mon, Jun 22, 2026 at 12:51 PM John Grayson [REDACTED] wrote:

June 22, 2026

Dear Hornby Island Local Trustees,

Request that you immediately revisit your May 1, 2026 resolution to tie the correction of a long-standing error in the Public Use Zone regulations of the Hornby Island Land Use Bylaw (LUB) to the ongoing LUB revisions. The 2014 error that inexplicably removed “community housing” as an allowable use in the Public Use Zone is a significant impediment to moving forward with a potential community housing project.

A representative of HCEEC (Executive Director) spoke at the May meeting of the time-sensitive situation with respect to government entities facilitating the availability of Crown land for affordable housing, which cannot readily happen without the appropriate zoning in place. This time-sensitivity only exists because the LTC has not yet corrected the error that was identified in 2018, despite multiple reminders and requests to do so. As a result of this non-action, the error now presents a critical barrier that needs to be addressed urgently.

Believe that proceeding with a simple “stand-alone bylaw” as a “housekeeping amendment” to the current Land Use Bylaws is feasible within the current LTC term. Although we sincerely hope the more extensive LUB revisions will be completed in the coming LTC term, it would be unfortunate to delay this long-overdue correction to the Public Use zoning because of the complexity surrounding the other LUB revisions.

Thank you.

Sincerely,

John Grayson

Vice Chair

HICEEC

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Karen Ross, Executive Director

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"Co-creating a harmonious Island community"