

**From:** Anthony Law [REDACTED]  
**Sent:** Wednesday, June 24, 2026 11:56 AM  
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**Subject:** Hornby LTC Meeting 26 June - correspondence (cannot be at Town Hall)  
  
To: Hornby Island Local Trust Committee  
  
From: Tony Law  
  
24 June 2024

I have read the agenda for the 26 June meeting.

I am unable to attend the Town Hall session on Friday because I volunteer at the community's Food Bank and Kitchen and we will be short-staffed that day.

I request that this written submission be received and considered by the LTC.

**I strongly encourage the LTC to proceed immediately with a stand-alone bylaw to address the necessary corrections for the PU zone, in light of the information provided in the two staff reports with respect to proposed Bylaw 177**

a) If staff recommendations are followed:

1. Staff advises that *"the LTC cannot use the OCP or LUB to establish a fixed limit on the number of Temporary Use Permits (TUPs) that may be issued. Doing so would improperly restrict the discretion of a future Local Trust Committee."*

Staff recommends that the LTC remove the "capping" provision and give second reading to the revised bylaw.

2. If the LTC does this, staff advises that *"staff cannot process an influx of TUP applications (i.e. over 30 applications) in a timely manner without substantial impacts to service levels"*

Staff recommends that the LTC endorse *"the securement of additional human resources in the form of new temporary staff or independent contractors"* and request staff to *"draft a*

*business case based on the indicated option and forward to the Executive Committee for budget endorsement.”*

3. If the LTC follows this recommendation, staff states that *“the Public Hearing will need to wait until the EC endorsement, and adoption should wait until Trust Council budget approval is in place. The Public Hearing cannot be scheduled until this work happens over the coming months.”*

**It therefor makes sense for the LTC to give direction for the PU zone amendment to be initiated immediately and separately so that they it be completed in a timely way that is not tied to decisions about staff to handle TUP applications.**

b) If an alternative option is followed

1. Staff suggests, as an alternative, that the LTC reconsider regulatory options for STRs

2. The proposed cap on the number of STRs was a key element of the proposed regulatory framework. A March 2022 APC recommendation state that the *“number of STR on Hornby Island be capped. While STR are a permitted use on Hornby Island, the number cannot be capped”*

A March 2025 staff report recommended that the proposed bylaw *“specify a maximum number of TUPs for vacation rentals that can be issued per year”*.

3. The capping of STRs continued to be a key issue for the LTC, with one local trustee supporting an amendment to increase the cap from 67 to 87 and the other local trustee stating that the *“short-term vacation rental cap was set at a number higher than any other Local Trust Area or municipality and the increasing levels of tourism do not serve to preserve and protect the unique character of Hornby Island.”*

4. The lack of ability to proceed with capping – which both local trustees supported – albeit at different levels, likely reflecting differences in the community – suggests the need to explore alternatives with staff – either by this LTC or by newly elected trustees.

**With this option too, it makes sense for the LTC to give direction for the PU zone amendment to be initiated immediately, while regulatory options for STRs are given needed additional consideration.**

It seems clear to me that a new regulatory framework for STRs cannot be completed this term.

It is also clear that the much-needed correction of the long-standing error in the PU zoning CAN be corrected this term if decoupled from the STR process which is facing new challenges.

This is necessary to support local efforts to continue to explore a possible community housing option with other agencies.

Thank you for considering this.

Tony Law