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Sent: Thursday, June 25, 2026 9:32 AM
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Cc: Eulala Mills [REDACTED]; Patrick Lui [REDACTED]; Ray Therrien [REDACTED]; Kim Luteijn [REDACTED] Jan Radford [REDACTED] Arifin Graham [REDACTED]; Michelle Metzelaar-Easterly [REDACTED] Karen Young <kgarton@outerisland.bc.ca>
Subject: Issues for the June 26th LTC Meeting

Alex, Grant, and Tim,

After years of deliberate and methodical work towards broad community agreement on Vacation Rentals, we can only imagine your frustration learning, so deep into the process, that the foundation on which you developed the Vacation Rental bylaws is either not legally possible or prohibitively costly and labour-intensive for both residents and staff. Please know we share your frustration and concern.

We would like to offer some thoughts on the current challenges.

Public Use (P/U) Corrections

Housing is one of the most pressing issues on Hornby; any work towards safe, secure, and affordable housing needs our support. Please continue this work.

the Vacation Rental Path

The current choices before the Trustees all carry serious consequences and a policy that impacts the whole community needs to achieve its intended goals. For Vacation Rentals there have been four clear goals:

1. Containing the growth of Vacation Rentals
2. Creating a program that is affordable
3. Maintaining the current Vacation Rental Regulations
4. Ensuring appropriate water and septic requirements are added

An extraordinarily expensive TUP program that is also ineffective will not help Hornby. Likewise, revisiting a Permanent Resident criterion would, as you have heard, cause great harm to many members of our community. Another way must be found.

The Meaningful Progress We Have Made

Although finding another path to fully achieve the core Vacation Rental goals may ultimately fall to the next Local Trust Council, the work completed over the past four years has already produced meaningful results. Vacation Rental owners are much better informed about, and willingly following, the current regulations, we have much more accurate information, and many significant improvements have been achieved.

We now know the following facts:

- In a uniquely Hornby way, the community members who share their homes as Vacation Rentals have deep connections to the island—often built over decades and for many, generations. They are **not faceless, disconnected owners**.
- Hornby’s roughly 400 part-time families are the primary drivers of our summer population growth — not Vacation Rentals, which represent **less than 10% of both summer population and of the homes on Hornby**.
- The homes offered as Vacation Rentals won’t become affordable housing because their owners use them year-round. At the same time, these homes generate **75% of the MRDT funding** that supports long-term affordable housing for the community.
- In 2012, as a part of that year's Vacation Rental bylaw project charter, Islands Trust assessed **80–100 Vacation Rentals as “...a contained and compatible number for Hornby’s unique rural character”** because it represented a reasonable and sustainable number of the homes in the community, provided valuable income for many in the community, and was offered by families with deep roots on Hornby. All these things are still true today.

There have also been major improvements:

- At less than 100, there are now **30% to 50% fewer Vacation Rentals** advertising and legally operating during the season.
- HISTRA’s membership has grown to over 135 members representing 90 vacation homes on Hornby. We educate members through our best-practice mandate and **focus on bylaw compliance**, resulting in **a more controlled and responsible Vacation Rental experience** on Hornby. Owners are better informed, follow comprehensive best practices, and are supported in meeting their responsibilities to the island, their neighbours, and the environment.
- The Provincial STVR program now provides **reliable information** about the number of legal Vacation Rentals on Hornby, and its enforcement tools can help to support local regulations without added costs to the island.

- Community concerns and worries about Vacation Rentals are much better understood and are being **proactively and positively addressed**.
- All the drafted TUP requirements, except the water and septic regulations, are already in force in the current bylaws and there have been **no Vacation Rental complaints** to Islands Trust bylaw enforcement since 2024. In the last year, **pro-active enforcement has been possible** and focused on addressing out of season rentals.

Conclusion

We encourage the LTC to **correct the Public Use issues** to support the creation of critically needed workforce housing, but please **separate it from what we now know is an ineffective and prohibitively expensive TUP framework**.

Let's **protect the progress we have made**, safeguard our housing projects, and continue to work proactively **to keep building well managed, sustainable, responsible vacation rentals** for the benefit of all.

With Respect,

The HISTRA Board

Jan Radford, Arifin Graham, Eulala Mills, Karen Young, Kim Luteijn, Michelle Easterly, Ray Therrien, Patrick Lui