



## Hornby Island Local Trust Committee

### Public Hearing Record

**Date:** September 1, 2026  
**Time:** 12:00 pm  
**Location:** Hornby Island Community Hall  
 Central Road, Hornby Island, BC

**Members Present:** Timothy Peterson, Chair  
 Alex Allen, Local Trustee  
 Grant Scott, Local Trustee

**Staff Present:** Renée Jamurat, Regional Planning Manager (electronic)  
 Sonja Zupanec, Island Planner  
 Chad Townsend, Island Planner  
 Ian Cox, Planner 2 (electronic)  
 Lisa Millard, Meeting Administrator/Recorder (electronic)

**Others Present:** There were approximately 68 members of the public in attendance.

#### 1. CALL TO ORDER

Chair Peterson called the meeting to order at 12:54 p.m. He acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

#### 2. INTRODUCTIONS AND OPENING STATEMENT FROM THE CHAIR

Chair Peterson introduced himself, the Trustees, and Staff present.

Chair Peterson read a statement outlining the content, purpose, and process of the Public Hearing according to Section 465 of the *Local Government Act* in order to consider proposed Bylaw No. 176, Hornby Official Community Plan Bylaw No. 149, 2014 Amendment No. 1, 2024 and proposed Bylaw No. 177, Hornby Island Land Use Bylaw No. 150, Amendment No. 1, 2024.

Chair Peterson noted that written submissions had been received prior to the meeting. All relevant documents are contained in the Public Hearing binder, which is available to the public at the meeting and online.

#### 3. REVIEW OF PUBLIC HEARING NOTICE

The Planner reviewed the procedures for posting of notices and publication of Public Hearing according to statutes. Submissions received in response to the notice are contained in the Public Hearing binder. The Planner stated three submissions were received this morning which will be provided to the Local Trust Committee, along with any written submissions received during the meeting, for review following the verbal submissions.

**4. PROPOSED BYLAW NOS. 176 (Official Community Plan) and 177 (Land Use Bylaw)**

Chair Peterson asked if any members of the public would like to speak to proposed Bylaw Nos. 176 and 177.

Lisa Karlstrom stated opposition to the proposed bylaws noting the solution to the Hornby Island housing problem is to create more housing not restrict vacation homes, renting properties helps families keep their homes, there is a finite water supply but no data on how much a vacation renter uses versus a resident, tourism is an important part of the local economy, the additional cost of administering permits is a burden, and vacation rentals are operated by residents and small business owners rather than large corporations.

April Lewis stated support of the proposed bylaws noting they trust it will be a fair process for both vacation rental operators and community members.

Pam Parker stated opposition to the proposed bylaws noting residents can have a large number of guests and family members, limiting vacation rentals targets those that rent their home versus non rental families that use same resources, operators are being unfairly targeted, and the campground is expanding without opposition.

Ian Thompson stated support of the proposed bylaws and referenced a survey done in 2006 which reflected high support of organization and regulation of vacation rentals specifically in densely populated parts of the island, the water and septic conversation is a diversional tactic, a mechanism to deal with issues is needed, and the current system lacks structure.

Arifin Graham stated opposition to the proposed bylaws noting the Temporary Use Permit concept is unwieldly, uneconomic, and unwelcome, and while there is need for structure this is not necessarily the best method. They asked the Local Trust Committee to consider deferring the process and allow the incoming Local Trust Committee opportunity to review the proposal and stated there is need for balance between residents and tourism.

Jan Redford was called to speak and there was no response.

Pat Louie stated opposition to moving forward and noted their guests are informed about water conservation and stewardship, visitors are responsible, there is lack of ability to make decisions with consensus due to differing opinions and lack of data, and while they support regulations there is concern about going forward without knowing the impacts as well as the potential of facing a long process of making amendments to the bylaw again.

Eolala Mills stated opposition to the proposed bylaws noting that while they support regulations and requirements for septic and water systems and the conversation about an appropriate number of vacation rentals there is concern that the Local Trust Committee has discretion on permit issuance and can deny a permit without a legal reason to do so. They stated if the goal is to determine a sustainable number of vacation rentals then that work should be done, and if the goals is for protection of water and septic systems those systems should be regulated.

Ray Therrien stated support for regulations but opposition to the proposed bylaws as guests are educated about water and septic and residents have tents, trailers, bunk houses, and a large number of visitors and they are not regulated in the same manner.

Karen Ross stated the Temporary Use Permit is not the most appropriate method of regulation and requested that should the bylaws not proceed and that the PU(a) zoning process move forward.

John Grayson stated opposition to the proposed bylaws indicating the Temporary Use Permit is a problematic tool, expensive, will negatively impact the economy, and the bylaw amendments should not move forward.

Angela Therrien stated opposition to the proposed bylaws noting residents can have family reunions and any number of visitors, the cost of administering the Temporary Use Permit process is too high and will flow down to tax payer base, and they asked Trustees to clarify if the Temporary Use Permit only allows the main residence to be rented as it appears this eliminates anyone that lives on the property from renting.

Erian Baxter stated the Temporary Use Permit system is not perfect and decision could be deferred to the next term to allow fine tuning of the system, develop a resubmission process, and work with the Comox Valley Regional District to regulate the program.

The Local Trust Committee paused and read the written submissions received during the meeting.

Chair Peterson asked a first time if there were further speakers.

(name inaudible) stated opposition to the proposed bylaws noting the issue has been on the agenda since 1975, short term rentals have been supported by the community as an alternative to hotels, they disagree the Temporary Use Permit system is the best solution, it is expensive, vacation rentals are a good solution for summer visitors, the impacts of campers on unregulated properties is an issue, they do not support the system being proposed but support amendments that would develop a solution better suited to operators.

Chair Peterson called a second time for any comments or submissions on the proposed Bylaw.

Chair Peterson called for submissions a third and final time.

## **5. ADJOURNMENT**

Chair Peterson noted that upon closure of the Public Hearing, any further questions or submissions should be forwarded to Staff, as Trustees cannot hear or receive anything further on the application post-public hearing. There being no further submissions, Chair Peterson declared the Public Hearing closed at 1:43 p.m.

## **I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD:**

Certified Correct:

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Lisa Millard, Meeting Administrator/Recorder

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DATE