



Hornby Island Local Trust Committee Regular Meeting Agenda

Date: March 20, 2026
Time: 11:30 am
Location: Hornby Island Community Hall
Central Road, Hornby Island, BC

Pages

1. **CALL TO ORDER** 11:30 AM - 11:35 AM
"Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change."
2. **TERRITORIAL ACKNOWLEDGEMENT**
3. **APPROVAL OF AGENDA**
4. **REPORTS** 11:35 AM - 11:50 AM
 - 4.1 **Trustee Reports**
 - 4.2 **Chair's Report**
 - 4.3 **Electoral Area Director's Report**
 - 4.4 **Islands Trust Conservancy Report**
5. **PUBLIC COMMENTS** 11:50 AM - 12:05 PM
6. **MINUTES**
 - 6.1 **Local Trust Committee Meeting Minutes dated January 23, 2026 - for adoption** 4 - 17
 - 6.2 **Local Trust Committee Special Meeting Minutes dated March 3, 2026 - for adoption** 18 - 20
 - 6.3 **Section 26 Resolutions-without-meeting Report - none**
 - 6.4 **Advisory Planning Commission Minutes - none**
7. **BUSINESS ARISING FROM MINUTES** 12:05 PM - 12:20 PM
 - 7.1 **Follow-up Action List Report dated March 12, 2026** 21 - 23
8. **DELEGATIONS - none**

9.	APPLICATIONS AND REFERRALS	12:20 PM - 12:35 PM	
9.1	PLALR20260065 (9925 Central Road) - Staff Report		24 - 38
10.	LOCAL TRUST COMMITTEE PROJECTS	12:35 PM - 1:35 PM	
10.1	Major Project: Hornby Island Official Community Plan and Land Use Bylaw Review - Staff Report		39 - 48
~ BREAK 1:35 PM - 2:05 PM ~			
11.	CORRESPONDENCE - none		
	<i>Correspondence received concerning current applications or projects is posted to the LTC webpage</i>		
12.	NEW BUSINESS	2:05 PM - 2:20 PM	
12.1	A letter to the Agricultural Land Commission for an Exemption to Continue to Hold the Hornby Festival and Fall Fair Annually - Trustee Allen for Discussion		49 - 49
13.	STAFF REPORTS	2:20 PM - 2:50 PM	
13.1	Hornby Island Local Trust Committee Meeting Procedure Repeal Bylaw No. 179 - for Adoption - Request for Decision		50 - 52
13.2	Short Term Rental Accommodation Act - Principal Residence Requirement Opt-In Update - Briefing		53 - 71
13.3	Extending Advisory Planning Commission Appointments - For Discussion		
13.4	Trust Conservancy Report - none		
13.5	Applications Report dated March 12, 2026		72 - 78
13.6	Trustee and Local Expense Report dated January, 2026		79 - 79
13.7	Adopted Policies and Standing Resolutions		80 - 83
13.8	Local Trust Committee Webpage		
14.	WORK PROGRAM	2:50 PM - 3:05 PM	
14.1	Active Projects Report dated March 12, 2026		84 - 84
14.2	Future Projects Report dated March 12, 2026		85 - 87
15.	UPCOMING MEETINGS		

15.1 Next Regular Meeting Scheduled for Friday, May 1, 2026 at 11:30 am at Hornby Island Community Hall, 4305 Central Road, Hornby Island, BC

16. ADJOURNMENT

3:05 PM - 3:05 PM



Hornby Island Local Trust Committee

Minutes of Regular Meeting

Date: January 23, 2026

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
Jason Youmans, Senior Policy Advisor (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were between 30 and up to 60 members of the public in attendance throughout the meeting.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 11:47 a.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

13.2 Extension of Advisory Planning Commission appointments

By general consent, the agenda was adopted as amended.

4. COMMUNITY INFORMATION MEETING - POLICY STATEMENT BYLAW 183

4.1 Planner Presentation

The Senior Policy Advisor provided a presentation and highlighted the following:

- Islands Trust was created in 1974 by the Provincial Government and is made up of thirteen local trust areas and one island municipality and is governed by elected representatives who form Trust Council;
- Trust Council must adopt an Islands Trust Policy Statement;
- The current Trust Policy Statement has been in effect since 1993;
- The Trust Policy Statement sets the high-level guidance under which all Local Trust Committees develop Official Community Plans and it forms the foundation

for strategic planning, regulatory bylaws, and informs inter-governmental relationships;

- The Islands Trust Policy Statement amendment project was undertaken in response to reconciliation with Indigenous Peoples, climate change, and housing needs;
- The draft was given first reading in July 2025 and is in the referral process;
- Public feedback and referral responses will be provided to Trust Council for consideration prior to adoption;
- The draft Trust Policy Statement includes guiding principles, directive policies, and advisory policies;
- The draft Trust Policy Statement has been referred to the Hornby Island Local Trust Committee and the Local Trust Committee wishes to hear public input to inform their referral response.

4.2 Question & Answer Period

The following comments, questions, and answers were recorded:

- The suitable land analysis could help inform decisions on where housing is best suited but it is a decision support tool and does not inform the Trust Policy statement;
- Will the Trust Policy Statement recommendations impact the Official Community Plan project that is under discussion and does Islands Trust annual budget impact the local housing project?
 - When the Trust Policy Statement is adopted each Local Trust Committee would consider at what time their Official Community Plan might come into compliance with the Trust Policy Statement and the Hornby Housing Review Project would not stall in the interim.
- A Trustee asked how the Trust Policy Statement interacts with Local Trust Committee Bylaws and it was noted that following third reading a bylaw is sent to Executive Committee for approval and Executive Committee looks at the bylaw to determine if the Policy Statement Directives Checklist has been met and that proposed bylaws are consistent with the Trust Policy Statement.
- The Policy Statement will apply to any new bylaws that engage the Official Community Plan or Land Use Bylaw and if an application comes forward the Local Trust Committee needs to address the policies and ensure that there has been a demonstrated effort to meet the objectives and goals of the Trust Policy Statement.
- The policies generally allow ability for Local Trust Committees to determine bylaws that are suited for their individual Trust Areas.
- How will Islands Trust avoid issues that are under federal and provincial jurisdiction such as docks?
 - The draft Trust Policy Statement has undergone reviews by legal council related to jurisdiction and staff have a clear understanding of the jurisdictional authority of a Local Trust Committee.

4.3 Public Comments

Comments on the draft Trust Policy Statement have been included in section 4.2.

5. REPORTS

5.1 Trustee Reports

Trustee Scott reported ongoing community discussion regarding short-term vacation rentals.

Trustee Allen read a statement regarding housing insecurity and noted managing tourism growth equates to managing housing, if housing is being treated as a commodity there is impact on housing security and availability for residents, and there is a need for balance.

5.2 Chair's Report

Chair Peterson reported the following:

- Attended Trust Council in December and highlighted adoption of the Chief Administrative Officer's Operational Report recommendations which addressed several challenges and issues that Islands Trust faces, and the review of the draft 2026/27 budget;
- Committee of the Whole will meet prior to the March Trust Council meeting to do further work on the budget;
- Attended a session on current state of the BC Ferries system and noted the fiscal outlook is not positive, and the state of the aging fleet and terminal berths will equate to ongoing fiscal challenges.

5.3 Electoral Area Director's Report - none

5.4 Islands Trust Conservancy Report - none

6. PUBLIC COMMENTS

A member of the public expressed the need for the meetings to be held in-person with ability for community members to attend electronically as many are off island at this time of year.

The Chair noted there are technical considerations in holding hybrid meetings and low bandwidth creates challenges. A Public Hearing will be held during the March meeting and people will have the ability to attend in person to make statements or send in written submission.

A member of the public noted there will be thirty fewer campsites on island this summer.

A member of the public requested a microphone be provided so they can hear the Trustees. The Chair replied that the Trustees can look into providing a microphone for future meetings.

7. MINUTES

7.1 Local Trust Committee Minutes dated September 5, 2025 - for adoption

By general consent, the Local Trust Committee meeting minutes of September 5, 2025 were adopted.

7.2 Section 26 Resolutions-without-meeting Report dated January 16, 2026

Received for information.

7.3 Advisory Planning Commission Minutes - none

7.4 Hornby Island Board of Variance Minutes and Order dated January 5, 2026 - for information

Received for information.

8. BUSINESS ARISING FROM MINUTES

8.1 Follow-up Action List Report dated January 16, 2026

Received for information.

9. DELEGATIONS

9.1 J. Zamluk regarding Request for Standing Non-Enforcement Resolution

The delegation spoke to farms that began to offer seasonal agri-tourism accommodation as permitted by Agricultural Land Reserve (ALR) policy which subsequently, and unknowingly, became unpermitted uses under Local Trust Committee bylaws which has resulted in bylaw enforcement action. They provided background information on the matter and noted the Local Trust Committee referred the matter to the Advisory Planning Commission and requested that bylaw enforcement action be put in abeyance until the Local Trust Committee receives recommendations from the Advisory Planning Commission.

The Planner noted that items are referred to Advisory Planning Commissions within the scope of a current project, the project underway does not address agri-tourism bylaws, and should the Local Trust Committee wish to include the matter as part of the current project, or as a separate project, they need to provide direction to staff to revise the project charter.

The meeting was recessed for a break at 1:33 p.m. and reconvened at 2:00 p.m.

HO-2026-001

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee implement a Standing Resolution to direct Bylaw Enforcement staff to take no enforcement action with respect to existing and proposed farm-based agri-tourism accommodation uses until the Local Trust Committee completes the major project Official Community Plan/Land Use Bylaw review.

CARRIED

10. APPLICATIONS AND REFERRALS

10.1 PLDVP20250405 (Mid Island Co-op) - Staff Report

The Planner summarized the staff report and highlighted the following:

- The application seeks a development permit to reduce the minimum interior side and exterior side lot line setbacks to allow the siting of a service area which was not finalized at the time other development permits were applied for;

- The interior side lot setback variance request is from 3.0 metres to 1.2 metres on the southern interior side lot line and the exterior side lot setback variance request is from 6.0 metres to 4.0 metres on the western exterior lot line.

Trustee had no questions or comments.

HO-2026-002

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee approve issuance of Development Variance Permit PLDVP20250405.

CARRIED

10.2 Referral Response to Comox Valley Regional District regarding Proposed Regional Growth Strategy Minor Amendment

Received for information.

10.3 LTC Referral: Trust Council Bylaw No. 183 - Policy Statement – Memorandum

HO-2026-003

It was MOVED AND SECONDED

that the Hornby Island Local Trust Committee respond to the Islands Trust Council that interests are unaffected by Bylaw No. 183.

CARRIED

11. LOCAL TRUST COMMITTEE PROJECTS

11.1 Major Project: Hornby Island Official Community Plan and Land Use Bylaw Review - Staff Report

The Planner summarized the staff report and highlighted the options for the Local Trust Committee following the Community Information Meeting that will take place later in the agenda. They noted that it is unlikely the bylaws can be adopted prior to the next local government election due to the approval time required by the Ministry of Housing and Municipal Affairs.

The Planner provided the following information to the Local Trust Committee for their information:

- The Provincial vacation rental registry shows 87 operators registered in the system with 79 being active;
- The Bylaw Enforcement Officer indicated that as of last November, 2025 there were approximately 110 listings on various platforms, and no new public complaints had been received;
- Any amendments the Local Trust Committee wishes to make to the proposed bylaws will be discussed following the Community Information Meeting;
- The use of Temporary Use Permits could be undertaken by establishing specific application deadlines annually.

Discussion ensued and the following comments were noted:

- A Trustee noted they are considering setting a CAP at 65 temporary use permits at any given time based on averages from other islands, information received from the Province indicating 65 would be the highest number in proportion to the population of the island compared to other gulf islands, information published regarding short-term vacation rentals in surrounding communities, the consideration of the sustainability of summer visitor population, and consideration of the number operators that are operating within the confines of legality;
- The Planner clarified the Local Trust Committee had previously discussed and set a CAP at 67 and subsequently remove it from the proposed bylaw as there was ambiguity associated with the number.

12. CORRESPONDENCE - none

Correspondence received concerning current applications or projects is posted to the LTC webpage

13. NEW BUSINESS

13.1 Letter of Support for Hornby Island Community Economic Enhancement Corporation - Trustee Allen for Discussion

Trustee Allen summarized an email sent to the Local Trust Committee members detailing why the Hornby Island Community Economic Enhancement Corporation's application for a Crown land grant should be supported.

The Chair noted senior staff spoke with the Ministry of Housing and Municipal Affairs and Ministry of Water, Land and Resource Stewardship staff who confirmed a not-for-profit operation is not eligible to apply for a Crown land grant but is eligible to apply for nominal rent tenure.

HO-2026-004

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee request staff to write a letter of support to the Hornby Island Community Economic Enhancement Corporation's application for a Crown land grant of 10 hectares on Central Road behind the old Fire Hall for the purpose of providing affordable community housing on Hornby Island, conditional on support from K'omoks First Nation.

DEFEATED

13.2 Extension of Advisory Planning Commission Terms

Trustee Allen noted the desire to extend the current committee's term to the end of October, 2026 due to the impending expiration of the current term.

HO-2026-005

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee request staff to bring forward the question of extending Advisory Planning Commission appointments to the March, 2026 regular meeting for discussion.

14. STAFF REPORTS

14.1 Hornby 2026/27 Annual Meeting Schedule - Staff Report

The annual meeting schedule for the fiscal year 2026/27 was presented for consideration.

HO-2026-006

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee approve their April, 2026 to March, 2027 Meeting Schedule.

CARRIED

14.2 Public Notification Bylaw - Request for Decision

The Director of Legislative and Information Systems Services summarized the request for decision and highlighted the following:

- The Local Trust Committee was previously required to follow statutory notification as directed through *Local Government Act* regulations and can now adopt a Public Notification Bylaw;
- Trust Council has developed a model bylaw that recommends Local Trust Committee use social media and the Islands Trust website as a minimum requirement;
- The Local Trust Committee determine their means of notification.

HO-2026-007

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee amend Bylaw No. 180, cited as “Hornby Island Local Trust Committee Public Notification Bylaw No. 180, 2026”, by preplacing item ii) “electronically by posting the notice on Islands Trusts social media platform” with “by posting in a local print weekly newspaper”.

CARRIED

HO-2026-008

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee give Bylaw No. 180, cited as “Hornby Island Local Trust Committee Public Notification Bylaw No. 180, 2026”, First Reading as amended.

CARRIED

HO-2026-009

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee give Bylaw No. 180, cited as “Hornby Island Local Trust Committee Public Notification Bylaw No. 180, 2026”, Second Reading.

CARRIED

HO-2026-010

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee give Bylaw No. 180, cited as “Hornby Island Local Trust Committee Public Notification Bylaw No. 180, 2026”, Third Reading.

CARRIED

HO-2026-011

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee forward Bylaw No. 180, cited as “Hornby Island Local Trust Committee Public Notification Bylaw No. 180, 2026”, to the Islands Trust Executive Committee for consideration of approval.

CARRIED

HO-2026-012

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee considers that the notification methods in draft Bylaw No. 180 are reliable, suitable and accessible for the Hornby Island Local Trust Area.

CARRIED

14.3 Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179 - Request for Decision

HO-2026-013

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee Bylaw No. 179, cited as “Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179, 2025”, be adopted.

CARRIED

The meeting was recessed for a break at 3:32 p.m. and reconvened at 4:06 p.m.

14.4 Trust Conservancy Report - none

14.5 Applications Report dated January 16, 2026

Received for information.

14.6 Trustee and Local Expense Report dated November, 2025

Received for information.

14.7 Adopted Policies and Standing Resolutions

Received for information.

14.8 Local Trust Committee Webpage - none

15. WORK PROGRAM

15.1 Active Projects Report dated January 16, 2026

Received for information.

15.2 Future Projects Report January 16, 2026

Received for information.

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for Friday, March 20, 2026 at 11:30 am at Hornby Island Community Hall, 4305 Central Road, Hornby Island, BC

17. COMMUNITY INFORMATION MEETING - HORNBY ISLAND PROPOSED BYLAWS 176 (OFFICIAL COMMUNITY PLAN) AND 177 (LAND USE BYLAW)

17.1 Planner Presentation

The Planner provided a presentation and highlighted the following:

- The purpose of the project is to review the Official Community Plan (OCP) and Land Use Bylaw (LUB) for the purpose of increasing housing options on Hornby Island, regulate vacation rentals through a Temporary Use Permit, and incorporate First Nations engagement recommendations into the OCP and LUB;
- Official Community Plan Bylaw No. 176 amendments include supporting rezoning applications for multi-dwelling housing proposals to ensure affordability, supporting land in the Agricultural Land Reserve over 4 hectares in size to be able to construct a principal residence, secondary suite and a secondary dwelling, and requiring all vacation home rentals to be operating through the use of a valid Temporary Use Permit;
- Land Use Bylaw amendments include not considering cisterns as structures, permitting community housing in the PU zone with density of 10 units per hectare with a maximum of 24 units per lot, including Temporary Use Permit Guidelines for vacation rentals which would be considered by elected officials when issuing Temporary Use Permits, and pending discussion of implementing a CAP on the number of Temporary Use Permits that will be issued for short-term vacation rentals;
- Temporary Use Permit Guidelines will address the accumulative impact of vacation rental use in a neighbourhood and on the island, proof of adequate septic capacity, water quantity and water quality, requirements for posting information for guests regarding First Nations significance in the area, and any other requirements the Local Trust Committee considers appropriate including site specific nuances of individual applications;
- The Provincial vacation rental registry has 87 Hornby Island vacation rentals listed as registered with 79 active and there are 12 active open bylaw files;
- The Local Trust Committee is to consider if they wish to make any amendments to the proposed bylaw as currently written or they can decide they do not wish to make amendments and proceed to Public Hearing;
- Once the bylaws are adopted, they would go into effect immediately.

17.2 Question & Answer Period

The following questions, answers, and comments were noted:

- What qualifications would a certified professional need to have to inspect water and septic systems?

- Provincial legislation dictates each of the professional bodies that are certified to do specific work including Registered On-Site Wastewater Practitioners while specific laboratories test water samples for Canadian drinking water standards.
- Why are septic and water testing requirements being tied to short-term vacation rentals instead of broadly across the island?
 - Community concerns that came up through the original phases of engagement were that the intensification of land use could lead to concerns about the quality of groundwater if it is impacted by failing septic systems.
- Will the septic system be required to be inspected annually?
 - Inspection would be required at the time of Temporary Use Permit application.
- Has data been collected on intensity of use of short-term vacation rental properties compared to owners that have family and friends visiting through the summer?
 - There is antidotal information and data collection happening at the community level and the Local Trust Committee has assumed intensification of use during the rental period. If there is no faith in the antidotal approach, and concrete information is preferred, this feedback needs to be given to the Local Trust Committee.
- How will the difference on the number of vacation rentals registered with the province and the number advertising locally be handled?
 - That information can be considered by the LTC if it deems the discrepancy to be important.
- Will the Temporary Use Permits be issued by the Local Trust Committee?
 - Yes.
- How was the number 65 for a CAP determined when the Provincial registry has 87?
 - A Trustee noted there are 87 vacation rentals registered with the Province, this does not necessarily mean they are all in compliance, other Gulf Island were considered which have much fewer than 65, the number of people on the island in the summer is not sustainable, many comments from community members have been received in which they feel there are too many, and there is need for a balance.
- There are concerns about the potential date of the bylaw adoption and affects on pre-bookings; how will this be managed?
 - There is nothing from preventing the Local Trust Committee from identifying an aspect of the Land Use Bylaw that will be subject to a phasing in period and grace period to ensure there is no hardship for operators to come into compliance.
- A member of the public encouraged the Local Trust Committee to increase the CAP and let the legislation and follow-up from the community deal with those not in compliance.
- What happens to the bylaw and proposals for amendment in light of an election.
 - An election can trigger an entire new approach to doing business and an incoming Local Trust Committee can undo work of the previous one.

- Has Islands Trust devised a way of addressing how much water people draw from their individual wells?
 - Unless one is monitoring their well the volume of use is not known and commercial users are required to monitor their wells and monitor use.
- Is there a rationale for restricting vacation rentals from May to September?
 - The community recommended that stipulation when the bylaw came into effect many years ago.
- What is the capacity of the Local Trust Committee to manage 65 Temporary Use Permit applications within a timely fashion?
 - The decision of granting the permits lies with the elected officials; however, processing of applications will be done by staff and discussions of the logistics of managing the work load have been undertaken by senior management should the bylaws be adopted.
- How will the Trustees decide who gets a permit and who doesn't?
 - If, for example, 150 applications are received and every single one meets every single guideline then the Local Trust Committee will need to decide how to conduct what amounts to a lottery of issuing TUPs.
- Is it accurate that one of the criteria considered in issuing a Temporary Use Permit would be if complaints from neighbours had been received?
 - There is nothing in the Guideline regarding the property being subject to bylaw complaints; however, staff reports typically have a section for implications and if there is an active infraction then the Local Trust Committee would be informed.
- How would a CAP be enforced when there is such a high demand for tourists and people show up?
 - There is a sense that people won't show up if they don't have a place to stay.
- The current short-term vacation rental bylaw only applies to residential zones and not agricultural zones and if the bylaw fails to pass does this mean that agricultural areas will be exempt from short-term rental restrictions?
 - If the bylaws do not get adopted the default is the current bylaw. Properties in the Agricultural Land Reserve can not operate a short-term vacation rental; however, they can undertake agri tourism activities.
- If qualified professionals are required to do assessments there will be a number of reports to be done. How much grace time would Trustees give for reports?
 - If the bylaws are adopted then the Local Trust Committee would consider the best way forward to introduce the requirements to the community including the time to get applications completed.
- There has been no discussion on the difference between bylaws for permanent residents and non permanent residents.
 - Currently there is no distinction on whether the applicant is a permanent resident or a part time resident.
- If someone meets all requirements and is denied a Temporary Use Permit, will they be given a written explanation, put on a waiting list, or given an opportunity to reapply?
 - These things have not been determined. Typically, if an application is denied the applicant is informed and the file is closed.

- Will Trustees consider primary residents be exempt from the Temporary Use Permit or CAP and would they consider composting toilets so that compliance works for people across all income levels.
 - This rendition of the bylaw does not incorporate any of those pieces.
 - A Trustee noted it has not been discussed yet and indicated they were not sure if commercial rentals are allowed to have composting toilets.
- If property is not registered but operating how will this be dealt with?
 - A Trustee noted bylaw enforcement checks rental advertisements.
- A locum doctor spoke to the property they have on Hornby that is used as their residence when they work at the clinic and it is important to consider how assumptions about non-permanent residents may have an impact on the community. They agree with the registration process and restrictions being proposed and supposes community concern is likely around the proposed CAP, which seems fundamentally unfair as the CAP is not based on data.
 - A Trustee noted that the Provincial Government has brought the issue of principal residence into short-term vacation rentals, does not believe they will leave Hornby with no cap, and they would like the community to come up with a CAP.
- The CAP is under consideration in the perspective of rentals available from May to September. Is there a way to take the total number of weeks a vacation rental can be rented, multiply it by the proposed CAP, and spread the rental weeks out year-round regardless of the number of homes?
 - The Advisory Planning Commission recommendations did not include this type of consideration.
- There are uses, other than vacation rentals, that require a Temporary Use Permit. Does the CAP of 65 refer to total Temporary Use Permits or just those for vacation rentals?
 - The CAP relates to vacation rental permits only.
- The requirements to have full scale septic and full-scale water are a bit elitist for Hornby and the higher the standards are set the higher the affect will be on those that need to rent in order to live on island.
- If rentals are allowed based on weeks per year how would that be monitored and reinforced?
 - It does not seem possible to do.
- A principal residence is where one claims their home owners grant, many residents have to rent their homes temporarily to afford to live here, there are many people that have second and third homes and the Local Trust Committee should consider this when determining who to give permits to, and the suggested fees for the Temporary Use Permits should be considered as a sliding scale and directly relevant to the rental rate and number of rental days.
 - Technically this is a good idea; however, there is not an example of a sliding scale within the Trust and it would be at the will of the Local Trust Committee to direct staff to look into the possibility.
- Is there a legal basis within the Temporary Use Permit framework to make permanent residency part of the bylaw?
 - The guidelines in the Land Use Bylaw need to be clear and outline specifically what the application would be vetted against. Inclusion of

prioritizing permanent residency is at the discretion of the Local Trust Committee.

- Is the Temporary Use Permit application fee going to be \$2280?
 - The fee has not been determined yet and must be based on cost recovery.
- If there is a CAP and there are 150 applicants and one doesn't get a Permit would the application fee returned?
 - Staff would recommend that a portion of the fees be returned if the applicant met all criteria and the issuance of Temporary Use Permits are on a lottery basis.
- Would the Temporary Use Permit renewal fee be less than the application fee?
 - The Local Trust Committee sets the fees and they should be cost recovery based. As there is not a CAP in the bylaw right now these issues have not been considered. If a CAP is implemented and direction given to amend the bylaw then staff would take these items into consideration.
- A member of the public stated a sliding scale, composting toilets, permanent residency, and spreading out the five-month period to allow winter rentals should be considered, they noted there are 90 members of the Hornby Island Short Term Rental Association and asked where one would get information to fulfill the requirement regarding K'omoks First Nation information being provided to guests.
 - Islands Trust would provide information regarding what the Nation is concerned about and what values have been identified for protection and operators would use the communication pieces to provide information in their own words.
- There needs to be a lot of answers before moving forward, the CAP should reflect the number of families that are already renting and then be lowered through attrition.
- If a permanent resident wants to rents out their house in the summer, are they allowed to move into a trailer or cabin on their property and rent the primary dwelling.
 - An answer to this question could be provided following some research.
- It is correct that in 2003 there were quality of life concerns that led to an identification that a majority of permanent residents wanted regulations on short-term vacation rentals and something needs to be done to ensure the Province doesn't specify regulations.
- It is alarming how often coliform bacteria and e coli have been identified in the water and if one is renting, they are selling a service and have an obligation to ensure the health of their guests. The contamination is not necessarily ground water contamination and can be come from poorly functioning septic fields and wells.
- A resident noted that they are impacted by summer rentals all summer, they would like a clause regarding the number of beds and bedrooms be scaled to size of the lot, that permanent year-round residents get priority, with people who have family homes and visit part-time get second priority, and those that primarily rent out the home get last consideration.

- The Land Use Bylaw can regulate density based on lot size and if criteria are made explicit in the bylaw based on residency status, then this can be considered as a guideline.
- The CAP should be based on current compliance.
- Will the Temporary Use Permit fees be in addition to the Provincial registry fees?
 - Yes
- The Islands Trust mandate is to be a steward of the islands and look at the interests for all British Columbians and reducing the number of people who come to the island is not necessarily in the interest of the populace.
- There is no opposition to water and septic regulations or to a CAP but there is resistance to a CAP that is less than the number of people that already operate. The CAP should not be set until it is known how many applications come forward that will be in compliance.

17.3 Public Comments

Comments are included in item 17.2.

The meeting was recessed for a break at 6:15 p.m. and reconvened at 6:24 p.m.

18. LOCAL TRUST COMMITTEE PROJECTS

18.1 Major Project: Hornby Island Official Community Plan and Land Use Bylaw Review - Discussion for Next Steps

HO-2026-014

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee request staff to schedule an electronic special meeting to consider next steps, prior to the March 20 regular meeting.

CARRIED

19. ADJOURNMENT

By general consent, the meeting was adjourned at 6:25 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



Hornby Island Local Trust Committee

Minutes of Special Meeting

Date: March 3, 2026

Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Gabriola Office
700 North Road
Gabriola, BC V0R 1X3

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

Staff Present: Sonja Zupanec, Island Planner
Lisa Millard, Meeting Administrator/Recorder

Others Present: There were approximately 24 members of the public in attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 5:00 p.m.

2. TERRITORIAL ACKNOWLEDGEMENT

Chair Peterson acknowledged that the meeting was held on the territory of the Coast Salish First Nations.

3. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

4. MINUTES

4.1 Local Trust Committee Minutes dated January 23, 2026 - for adoption

By general consent the Hornby Local Trust Committee minutes of the January 23, 2026 meeting were adopted.

5. PUBLIC COMMENTS

A member of the public requested the Local Trust Committee give priority consideration to issuing Temporary Use Permits to permanent residents who are using their primary residence for short term rentals, followed by those that have a legacy rental, and then to those that do not live on island but purchased their house to use as a part-time vacation home and short-term rental. They also asked that a limit be placed on the number of short-term rentals allowed on half-acre lots in small neighbourhoods.

A member of the public noted there is broad support for the bylaw revisions including water and septic regulations, a cap on vacation rentals, flexibility in the rental season while maintaining the limit in the number of rental weeks, an expectation that current and future applicants be treated fairly, and requirements for a Temporary Use Permit be clear. They requested the bylaw amendments include non-standard water and septic systems, retain all existing legal rentals that meet the requirements, create a permit structure that reflects rental income or weeks rented, remove the requirement for site and lot plans, define short-term as less than 30 days, preserve the ability to transition to a licensing program, support the use of Hornby residents for water testing and septic trades requirements, and state intention to use Temporary Use Permits in a continuous 6-year cycle provided requirements continue to be met.

A member of the public stated agreement with the previous speaker's comments and asked that composting toilets be permitted and a sliding scale be used for permit fees.

A member of the public agreed with the points made by the second speaker and noted that the number for a cap be researched as number too low might have potential negative economic effects.

A member of the public noted there is a lack of understanding regarding the intent of reducing the number or rentals, the issue is creating animosity within the community, and the tourism economy generates tax revenues and income for locals.

6. BUSINESS ITEMS

6.1 Major Project: Hornby Island Official Community Plan and Land Use Bylaw Review - Staff Report

The Planner noted consideration of amendments to the proposed bylaws was deferred at the January meeting to allow the Local Trust Committee the opportunity to contemplate all input received to date, the proposed bylaws have been given second reading, and any additional amendments will be incorporated into the proposed bylaws for discussion at the next regular meeting.

Discussion ensued and the following comments were noted:

- Tourism is a major economy but there is need for balance economically and socially while maintaining the residential character of neighbourhoods;
- Limits on tourism levels are needed in order to respect Hornby Island as a tourist destination and home to 1200 residents;
- Overcrowding, long wait times, inadequate parking, noise, traffic, congestion, decreased safety, water shortages, and pollution decrease visitor experience and resident's quality of life;
- While there have not been complaints made to bylaw enforcement the Trustees hear many;
- Backed up ferry traffic and cross island traffic affects both Hornby and Denman Islands and in 2023 BC Ferries reported 44,353 passengers came to Hornby Island in July and August;
- Many island and municipal jurisdictions have caps on vacation rentals;
- A proposed cap of 65 Temporary Use Permits subject to principal residency is being considered;

- There are 48 known short-term vacation rentals that are not currently in compliance;
- Principal residency requirements ensure income generated from vacation rentals stays in the community;
- Water and septic capacity are already being impacted and effects of climate change on water availability need to be considered.

The Planner clarified the following points:

- The current bylaw amendment for Land Use Bylaw No. 177 states the cumulative impacts of vacation home rentals on both the neighborhood and island as a whole shall be considered, applications may be refused where the concentration or cumulative effect of vacation home rentals would result in unacceptable land use impacts, including but not limited to impacts on residential character, traffic, or housing availability and these impacts need to be assessed and determined by members of the Local Trust Committee;
- Should the bylaw be advanced, it would not be in effect for the 2026 season it is anticipated that applicants would require at least one year of notice to prepare;
- Applicants will need to understand the deadline for application in order for them to be considered for the following cycle of seasonal operations;
- Next steps include staff returning draft bylaw amendment language to the Local Trust Committee for discussion at the March 20, 2026 meeting at which time second reading as amended could be given and a public hearing scheduled.

HO-2026-015

It was MOVED and SECONDED

that the Hornby Island Local Trust Committee request staff to bring forward draft amendment language for proposed Bylaw No. 177 (Land Use Bylaw) to include a cap of a maximum of 65 Temporary Use Permits at any given time, a requirement for operators to operate from their principal residence, and draft language regarding alternative water provisions and permitting composting toilets.

CARRIED

7. ADJOURNMENT

By general consent the meeting was adjourned at 5:54 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder

Follow Up Action Report

Hornby Island

13-Sep-2024

Progress	Activity	Responsibility	Dates	Status
0%	1 Staff to prepare briefing on farm stand regulations using other LTC bylaw examples. On hold until OCP/LUB project completed. <i>- Will be moved to minor projects and LTC can confirm if they would still like the briefing.</i>	Renee Jamurat		In Progress

04-Jul-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 LTC resolution to defer comment on DE BL 255 until K'omoks FN has provided a response.			In Progress
100%	2 that the Hornby Island Local Trust Committee rescind standing resolutions HO-2020-013 & HO-2023-46.	Nadine Mourao		Completed

21-Aug-2025

Progress	Activity	Responsibility	Dates	Status
0%	1 that the Hornby Island Local Trust Committee direct staff to prepare a report on possible options for advancing collaboration with the Denman Island Local Trust Committee and K'o'moks First Nations on the following topics: working group, timelines, project charter amendments, and budget requests.	Joe Elliott Renee Jamurat		In Progress
100%	2 Report back to HO and DE LTC on whether K'omoks meeting is in person or online; whether opportunity for shared meal or gift can be finalized.	Renee Jamurat		Completed

Follow Up Action Report

Hornby Island

05-Sep-2025

Progress	Activity		Responsibility	Dates	Status
100%	1	DE Bylaw Referral 256 and 257 - Hornby LTC interests are unaffected.	Marlis McCargar Nadine Mourao		Completed
0%	2	Staff to report back on Provincial short term rental registry data at November 14 regular business meeting and present proposed bylaws 176 an 177 at Oct 24 CIM for public input.	Sonja Zupanec		In Progress
100%	3	LTC gave 1, 2, 3 readings to BL 179 meeting procedures repeal bylaw. Forward to EC for approval.	Nadine Mourao		Completed
100%	4	The Hornby LTC endorsed the draft business case as presented.	Renee Jamurat		Completed

Follow Up Action Report

Hornby Island

23-Jan-2026

Progress	Activity	Responsibility	Dates	Status
100%	1 Add to Standing Resolution list: "Bylaw Enforcement staff to take no enforcement action on existing farm based agri-tourism accommodation uses until the completion of the OCP/LUB review."	Nadine Mourao	Target: 13-Feb-2026	Completed
100%	2 DVP approved for issuance. Complete final steps for PLDVP20250405.	Ian Cox Shalini Nakai		Completed
100%	3 Send referral response to Trust Council for Proposed TC Bylaw #183 (Policy Statement), that the Hornby Island Local Trust Committee interests are unaffected.	Nadine Mourao		Completed
100%	4 Staff to add 'extending APC appointments' to the March 20th HO LTC agenda for discussion.	Shalini Nakai Sonja Zupanec		Completed
100%	5 Hornby LTC approved their April, 2026 to March, 2027 Business Meeting Schedule. Staff to complete next steps.	Lisa Millard Nadine Mourao		Completed
50%	6 Re: Public Notification Bylaw #180: Staff to replace (ii) with 'a local print weekly newspaper', and forward to the Executive Committee for approval. <i>Bylaws for EC Approval at their March 25th EC Meeting</i>	David Marlor Nadine Mourao		In Progress
0%	7 Re: Hornby's OCP & LUB major project, proposed bylaws # 176 (OCP) & #177 (LUB): Staff to schedule an electronic special meeting to consider next steps on Proposed Bylaws 176 and 177 prior to the March 20 regular meeting.	Sonja Zupanec		In Progress

DATE OF MEETING: March 20, 2026

TO: Hornby Island Local Trust Committee

FROM: Rob Pingle, Planning Technician
Local Planning Services

COPY: Renee Jamurat, Regional Planning Manager

SUBJECT: ALC Application for Non-farm Use
Applicant: Dierdre Atkinson
Location: 9926 Central Road, Hornby Island

RECOMMENDATION

1. That the Hornby Island Local Trust Committee supports application PLALR20260065 for non-farm use in the Agricultural Land Reserve and directs staff to forward the application to the Agricultural Land Commission for further consideration with the following comment:

Subject to LTC approval of a Temporary Use Permit, the property has an open Temporary Use Permit application in-process to allow the events within the zone which will be considered subsequent to any Agricultural Land Commission approval.

REPORT SUMMARY

The purpose of the report is for the Local Trust Committee (LTC) to decide if it wishes to forward the non-farm use application to the Agricultural Land Commission (ALC) for approval, with or without additional comments or recommendations for the ALC to take into consideration.

For the LTC to put forward a positive recommendation the ALC non-farm use must be a permitted use on the property within the Land Use Bylaw. The property owner has applied for a Temporary Use Permit to allow the use on the property.

The recommendation supports the non-farm request based on support through the objectives and policies in the Official Community Plan (OCP). The events do not require permanent facilities to be constructed which also supports the application being forwarded for review by the ALC. The applicant and property owner have also applied for a Temporary Use Permit (TUP) to ensure compliance with the Land Use Bylaw upon approval for the events by the ALC.

BACKGROUND

The proposal is to allow the non-farm use of land that is currently zoned Agriculture (A1) for the annual Hornby Festival and the Hornby Island Fall Fair. The property is 26.27 ha (64.9 acres) in size and shown in Figure 1.

[illegible]

The applicant and property owner have applied for a TUP to ensure compliance with the Land Use Bylaw upon approval for the events by the ALC. The TUP would allow gatherings for events on the subject property.

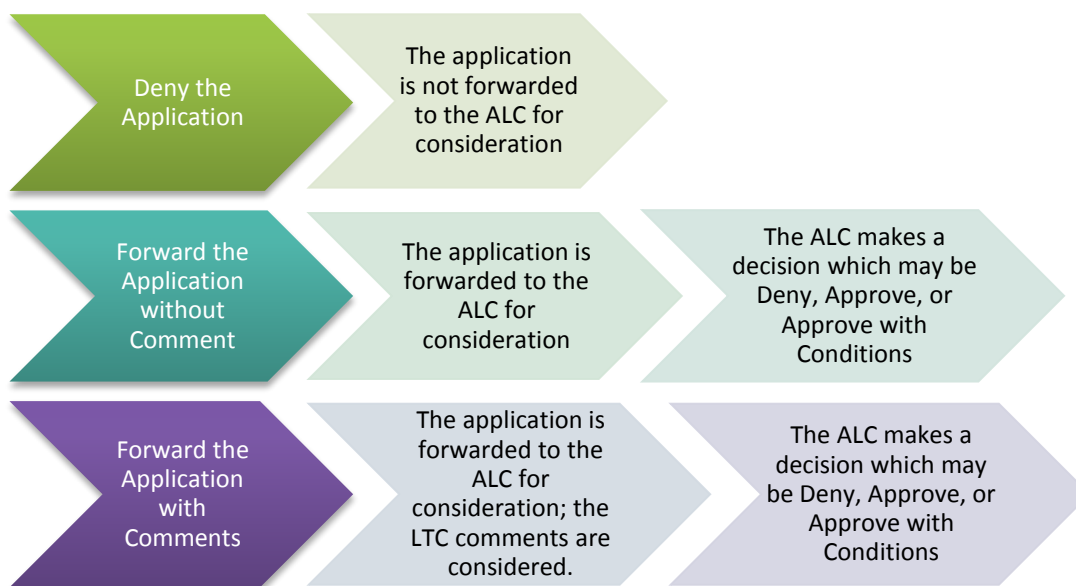
Of note, the Hornby Festival and Hornby Island Fall Fair have been operating for many years on the property. This application was opened due to a different ALC Act and Regulations enforcement issue on the property. The property has an Islands Trust bylaw enforcement file open for the festival activities for an internal referral made in 2019 that has not been further investigated due to no complaints from the community. Addressing the long-standing non-compliant use of this property for gatherings for events will allow bylaw enforcement to close this file and ensure the use can continue.

For the LTC to put forward a positive recommendation the ALC non-farm use must be a permitted use on the property within the Land Use Bylaw. As the property owner has applied for a Temporary Use Permit to allow the use on the property and the events do not require permanent facilities to be constructed, staff suggest including a condition of TUP approval as part of LTC support so that the application can be forwarded for review by the ALC.

ALC Application Process

The LTC has the discretion to consider the application following one of the three (3) following paths with the subsequent steps as illustrated in Figure 2.

Figure 2 – ALC Applications



Typically, the inclusion of 'comments' would be recommended conditions by the LTC that the ALC may or may not include if approving.

ANALYSIS

Policy/Regulatory

While this is not a TUP report for LTC consideration, staff have highlighted supportive policies for the non-farm use request should a TUP be approved.

Islands Trust Policy Statement:

Relevant directive policies that support this application include policies 4.1.8 for agricultural land which encourages LTCs to support economic viability of farms without compromising the agriculture capability of agricultural land, 5.5.1 for recreation which encourages recreational activities that are compatible with the preservation and protection of the environment, natural amenities, resources and community character, and 5.7.1 & 5.7.2 of economic opportunities which hold that *economic opportunities should be compatible with the conservation of resources and protection of community character.*

Official Community Plan:

The OCP provides the following Broad Community Objectives:

To limit or reduce present and future stresses upon natural and community resources, particularly those generated by increasing seasonal uses

To encourage a self-reliant rural community based on agriculture, low impact businesses and home occupations that are sustainable and non-polluting.

To ensure changes, growth and development are gradual and support the sustainability of the community

Relevant policies from the OCP that support this application include policies 6.4.2.4 & 6.4.2.5 for agriculture which state accessory uses should be permitted where such uses do not impinge on the principal farm use and will not degrade the land nor reduce its capability for agricultural production and temporary non-agricultural uses of existing buildings on agricultural land involving no impact upon the land itself or the principal farm use, may be considered upon application for a Temporary Use Permit which may include specific conditions to address impacts such as noise, parking, water supply and waste disposal, while 6.6.1.9 for outdoor recreation supports activities that have little or no impact upon the environment are considered preferable forms of outdoor recreation.

There are no Development Permit Areas on the property.

Land Use Bylaw:

The subject property is zoned Agriculture 1 (A1) in the Hornby Island Land Use Bylaw 186. Gatherings for events are not permitted within this zone without a Temporary Use Permit.

Neighbouring properties are zoned:

- North – Forest Residential
- East – Ocean/Rural Residential
- South – Ocean
- West – Heron Rock Camping Cooperative Association/Heron Rocks Friendship Society/Agricultural Non-Profit

Agricultural Land Reserve:

The size of the events held on the property require the owner to apply for non-farm use as the number of attendees and duration of the events do not meet what is allowed under the ALC Regulation.

Consultation

No statutory public consultation is required as part of this application. The LTC is tasked with evaluating whether the proposal is in accordance with its currently enacted bylaws and to make a decision on whether to forward the application to the ALC for consideration based on those criteria.

Although consultation is not required it should be noted that the Hornby Islands Farmland Trust Society and the Comox Valley Regional District Electoral Area A Director have written letters of support to the Agricultural Land Commission.

Rationale for Recommendation

Staff recommend the LTC support the inclusion of this property in the ALR the following reasons:

- The proposal is supported by the objectives and policies of the OCP.
- The proposal does not result in any permanent structures on the property.
- The applicant and property owner have applied for a Temporary Use Permit.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee request that the applicant submit to the Islands Trust the following: [list specific information requested...]

2. Approve the application without comments

The LTC may support the application being forwarded to the ALC without comments. However, staff note that this option does not share pertinent information the ALC may wish to be aware of for compliance to local bylaws. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee supports application PLALR20260065 for non-farm use in the Agricultural Land Reserve and directs staff to forward the application to Agricultural Land Commission for further consideration.

3. Deny the application

The LTC may deny the application. The decision should be accompanied with reasons. Note, if this alternative is selected, then the LTC resolution will be forwarded to the ALC and the application will proceed no further. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee refuses to forward application PLALR20260065 to the Agricultural Land Commission for the following reasons: [listed].

NEXT STEPS

- If approved, the application will be forwarded to the ALC for consideration.

Submitted By:	Rob Pingle, Planning Technician	March 12, 2026
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	March 12, 2026

ATTACHMENTS

1. Provincial Agricultural Land Commission - Applicant Submission



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106809
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: NA
Local/First Nation Government: Islands Trust

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT A SECTIONS 2 AND 18 HORNBY ISLAND NANAIMO DISTRICT PLAN VIP85172
Approx. Map Area 26.28 ha
PID 027-554-660
Purchase Date Sep 30, 2013
Farm Classification Yes
Civic Address 9926 Central Road, Hornby Island, BC
Certificate Of Title 9926 Central Rd.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
0859430 BC. . LTD., INC.NO. BC0859430 NA	Not Applicable	2502285228	info@oldcountry market.com	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

PID 027-554-678 on Hornby Island, BC, owned by 0859430 BC. LTD., INC.NO. BC0859430 - this is mainly treed but does have a small area used for hay.

3. Primary Contact

Type	Third-Party Agent
First Name	Dierdre
Last Name	Atkinson
Organization (If Applicable)	Hornby Festival Society
Phone	2506504877
Email	artisticdirector@hornbyfest.com

4. Government

Local or First Nation Government: Islands Trust

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

PID #027554660 : cattle graze on around 20 acres and the hay comes off around 60 acres of the farm. The farm is used for cattle and hay production.

Describe all agricultural improvements made to the parcel(s).

No agricultural land improvements

Describe all other uses that currently take place on the

6-day Hornby MusicFest, 1-day Fall Faire, part-time residence for the owner family

parcel(s).

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	Forest Residential
East	Other	Ocean/Rural Residential
South	Other	Ocean
West	Other	Heron Rock Camping Cooperative Association/Heron Rocks Friendship Society/Agricultural Non-Profit

6. Proposal

How many hectares are proposed for non-farm use? 6 ha

What is the purpose of the proposal?

This proposal is being put forth on behalf of the property owners, the Hornby Festival Society (a registered not-for-profit and registered Canadian Charity), and Hornby Island Fall Fair Committee (a volunteer management Committee of Hornby Island Residents' and Ratepayers' Association, a registered non-profit society). The purpose of this proposal is to seek permission for two long-standing, community-based events—the Hornby Festival and the Hornby Island Fall Fair—to continue to be held at Rosemuir Farm, which is located within the Agricultural Land Reserve (ALR). We are requesting an exemption from non-farm use regulations. Specifically:

1. Regarding the 150-person capacity limit. These two events are not sustainable with this regulation. We are requesting permission to have up to 2500 people temporarily on the farm at one time and;
2. Regarding the 24 hour limit per event. We are requesting for the six consecutive days of the Hornby Festival to be counted as a single annual event, rather than six separate events of 24 hours in duration. This request is made in collaboration with the landowners, who have generously hosted these events for decades and wish to preserve capacity for family and farm-related gatherings and;
3. Regarding the duration of our exemption request. We are requesting that this be approved for the next twenty years to reduce any undue hardship to

the landowners and our not-for-profit organizations.

Both events are deeply rooted in the community and have taken place on this farm for many years. The Hornby Festival has been a cornerstone cultural event for 44 years, and has operated on this site for more than three decades. The Hornby Island Fall Fair has been held on the property for over 20 years, celebrating local agriculture and farmers through competitions, harvest displays, community meals, and educational activities.

We are applying for these non-farm use exemptions because the events require a large, open, rural setting that is compatible with the character of the island and can accommodate temporary gatherings without permanent infrastructure. The farm setting is integral to the identity and purpose of both events. All event infrastructure is temporary, and parking and site use are carefully managed to avoid interference with agricultural production. The proposal provides direct and indirect benefits to agriculture. Both events bring hundreds of residents and visitors onto working farmland, fostering appreciation for local agriculture, food production, and land stewardship. The Fall Fair in particular is explicitly focused on celebrating farmers and agricultural life. Community organizations such as the Farmland Trust regularly participate, sharing information about the importance of farmland protection and food self-reliance. Both events build public connection and emotional investment in BC agricultural land. By creating opportunities for people to gather on farmland in respectful, non-invasive, temporary ways, these events help build long-term public support for the protection and continued use of ALR land for farming. The proposal is therefore consistent with the Commission's purposes of preserving the ALR, encouraging farming, and supporting uses that are compatible with agriculture.

Could this proposal be accommodated on lands outside of the ALR?

It would be extremely difficult, if not impossible, to accommodate these events on lands outside the ALR due to the geographic, financial, and community context of Hornby Island.

Hornby Island is a small, rural, and remote island community with very limited public or privately owned land suitable for large gatherings. To our knowledge, there are no alternative sites outside the ALR that are of sufficient size, accessible, or suitable to host events of this scale. Available non-ALR properties are either too small, privately owned, without sufficient amenities such as power, without community access, or lack the open, flexible space required for temporary infrastructure and safe crowd

movement.

Cost is also a significant factor. Both the Hornby Festival and the Fall Fair operate on very modest budgets, supported by grants, sponsors, volunteers, and community partnerships. The owners of Rosemuir Farm generously donate the use of their land for these events. This contribution represents a substantial in-kind value and makes the events financially viable. Securing an alternative site off-farm would likely require rental fees and additional infrastructure costs that are beyond the means of these non-profit, community-driven organizations.

Equally important is the cultural and educational value of hosting these events on working farmland. The farm setting is not incidental—it is central to the experience. Being on farmland allows attendees to develop a direct connection to the landscape, understand its beauty and importance, and gain awareness of agricultural life. The Fall Fair, in particular, is designed to celebrate farming, harvest traditions, and local food production. Relocating it away from a farm would undermine the purpose and diminish the educational impact of both The Hornby Festival and Fall Fair.

For these reasons, there is no practical or suitable alternative location outside the ALR that could accommodate these events while preserving their financial viability, community character, and agricultural connections.

Does the proposal support agriculture in the short or long term?

Yes. The proposal supports agriculture in both the short and long term by strengthening community connection to farmland, increasing awareness of agricultural values, and building long-term public support for the protection of the ALR.

Both the Hornby Festival and the Hornby Island Fall Fair invite residents and visitors to spend time on a working farm, experiencing the landscape in a respectful and temporary way. This direct exposure fosters a deeper appreciation for farmland and the role it plays in food production, environmental stewardship, and community resilience. When people gather on farmland for positive, meaningful experiences, they develop a stronger attachment to the land and a greater understanding of its importance. The Fall Fair has been held at this site for over 20 years and is specifically focused on agriculture. It celebrates local farmers through produce competitions, harvest displays, a basket auction, pie tables, games, and market booths. It is a beloved annual tradition that highlights the importance of farming and local food systems.

The Hornby Festival, while primarily an arts event, also supports agricultural awareness by bringing many people onto the farm each summer.

Organizations such as the Farmland Trust have hosted information booths at the Fall Fair, sharing educational materials about farmland protection and the importance of local food production for island self-reliance. The Hornby Festival does stage announcements highlighting the beauty and importance of the land as an agricultural entity and ensuring respect and appreciation of the farmland.

Both organizations work diligently with the landowners to preserve the integrity of the property. All tents, staging, fencing and other infrastructure is temporary, and site use is carefully managed. Over the decades of the events, there have been no incidents or concerns affecting the agricultural viability of the land.

By creating positive, respectful, and educational experiences on farmland, these events help build short-term and long-term community support for agriculture and the preservation of the ALR. This aligns directly with the Commission's mandate to protect agricultural land and encourage its continued use for farming.

Proposal Map / Site Plan Map of Farm.JPG

Do you need to import any fill to construct or conduct the proposed Non-farm use? No

7. Optional Documents

Type	Description	File Name
Other files that are related	Support Letter from the Chair of the Hornby Island Farmland Trust Society	Rosemuir variance.pdf
Other files that are related	Support Letter from the CVRD Area A Representative	20260213 - Hornby Island Event Application_Dir Arbour Support Letter.pdf
Other files that are related	Islands Trust Aerial Map	Scan_20260212.jpg
Photo of the Application Site	Aerial photo of the farm.	Satelite Map of Farm.JPG

File: 0360-20

February 13, 2026

Sent via email only: ALCBurnaby@Victoria1.gov.bc.ca

Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC V5G 4K6

To the Agricultural Land Commission,

Re: Letter of Support – Application for Event Exemptions at Rosemuir Farm, Hornby Island

I am writing in my capacity as Director for Electoral Area A (Baynes Sound, Denman and Hornby Islands) of the Comox Valley Regional District to express my support for the application submitted by the Hornby Festival Society and the Hornby Island Fall Fair Committee (a volunteer committee of the Hornby Island Residents and Ratepayers Association - HIRRA) regarding community events at Rosemuir Farm, ALC land.

The application seeks limited exemptions from the ALR Non-farm Use Regulations to allow the long-standing Hornby Festival and the Hornby Island Fall Fair to continue to be held at this location. Specifically, the request is for an exemption from 1. the 150-person capacity limit and 2. for the six consecutive days of the Hornby Festival to be counted as a single annual event rather than six separate 24-hour events. The application also requests that these exemptions be granted for a twenty-year period, as the need to apply annually would create undue administrative and financial hardship for both the landowners and the non-profit organizations that host these community events.

Both events have deep roots in the community and have taken place at Rosemuir Farm for decades. The Hornby Festival has been a central cultural event on the island for more than forty years, and the Fall Fair has been held at the site for over twenty years, celebrating local farmers, harvest traditions, and agricultural life. Together, these events are beloved, intergenerational gatherings that play a significant role in the social, cultural, and economic vitality of the island.

Importantly, these events are closely aligned with the purposes of the Agricultural Land Commission. They bring residents and visitors onto working farmland in a respectful and

The views expressed in this letter are those of the director and do not necessarily reflect those of the corporation or the full board of directors.

temporary manner, fostering a deeper understanding of agricultural land, local food systems, and the importance of preserving farmland. The Fall Fair is explicitly focused on agriculture, while the Festival provides opportunities for agricultural education and outreach.

Hornby Island is a small, rural, and remote community with very limited land suitable for large gatherings outside the ALR. There are no practical alternative sites of sufficient size, amenities or accessibility. The continued use of Rosemuir Farm, with the generous support of the landowners, is essential to the viability of these non-profit, community-driven events.

Over many years of operation, both events have demonstrated careful stewardship of the land. All infrastructure is temporary, parking is managed to avoid interference with farm use, and there have been no concerns raised about impacts on agricultural production or the integrity of the farmland.

In my view, allowing these events to continue under the requested exemptions would support community well-being while remaining consistent with the Commission's mandate to preserve agricultural land and encourage its use. These events help build public awareness, appreciation, and long-term support for farming and farmland protection.

Thank you for your consideration of this request.

Sincerely,

D. Arbour

Daniel Arbour
Director, Comox Valley Regional District
Baynes Sound / Denman & Hornby Islands

cc: Dierdre Atkinson, artisticdirector@hornbyfest.com

Hornby Island Farmland Trust Society
1350 Sollans Road,
Hornby Island, BC V0R1Z0

February 11, 2026

Agricultural Land Commission

Re: Hornby Island ALR Event Regulations (BC Regulation 30/2019)

We are writing to express our support for the Community Events held annually at Rosemuir Farm, Central Road, Hornby Island. We understand that the Hornby Festival and the Hornby Island Fall Fair comply with Event Regulations, with the exception of the limit on number of attendees. We are writing to request that you grant an exemption for these events in the interests of supporting Agriculture on Hornby Island.

The Farmland Trust Society is a BC Incorporated Society S-0061166 (CRA Charitable status #811858240RR00011166). We were incorporated in 2013, with a strong mandate to promote agriculture and horticulture on Hornby Island.

Hornby Island has a long tradition of agricultural production, delivering supplies by steamship to Victoria and Vancouver. Now many of the heritage farms are not active or producing hay crops only. Many of the smaller farms are suffering some decline as the owners' age and cannot keep up production. We are committed to seeing more of our farmland returned to production. Information and outreach about farm transition, the young agrarians program, sharing farm equipment and undertaking a Hornby Island Agricultural Plan are part of our current activities.

The Hornby Island Fall Fair and the Festival are important opportunities for locals and visitors to the island to celebrate growing, harvesting, preserving and foraging on Hornby and learn about the abundance of our island. Rosemuir Farm is a beautiful site, with an active cattle farm and resident farm manager. It is also a significant Heritage Farm, dating from the union of an early settler, George Ford, and his indigenous wife, who settled here in the 1850s. Descendents of the Ford Strachan family still reside on the island. Acknowledgement and reconciliation are always part of the events.

We have had the opportunity to host a booth at events, allowing us to reach out with information about the crucial importance of farmland and food production for island self-reliance. The Fall Fair has been held at the site for over 20 years, bringing the community together annually to celebrate the farmers with competitions, harvest basket auction, pie table, games and Market booths. The Hornby Festival also contributes to agricultural awareness by bringing residents and visitors onto a working farm in a respectful, temporary way. Experiencing performances and community gatherings in this setting fosters a deeper appreciation and emotional connection to farmland, local food systems, and the importance of protecting agricultural land.

We are so grateful for Rosemuir Farm to continue the tradition of this farm and to share it with the community within the ALR rules. In our view, the attendance causes no undue stress on the farm and that all appropriate measures are taken to ensure that land is respected and used lightly.

Thank you in advance for considering the variance on numbers for this exceptional event.

Sincerely,

Marilyn Kopansky

Marilyn Kopansky

Chair, Hornby Island Farmland Trust Society.

DATE OF MEETING: March 20, 2026

TO: Hornby Island Local Trust Committee

FROM: Sonja Zupanec, RPP, MCIP
Northern Team

SUBJECT: Amendments to Proposed BL No. 177 (LUB)

RECOMMENDATION

1. That Hornby Island Local Trust Committee Bylaw No. 177 cited as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024” be amended as per Attachment 2 of the staff report dated March 20, 2026.
2. That Hornby Island Local Trust Committee Bylaw No. 177 cited as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024” be read a second time as amended.
3. That the Hornby Island Local Trust Committee request staff to schedule a community information meeting and Public Hearing for Proposed Bylaw Nos. 176 (OCP) and 177 (LUB).

REPORT SUMMARY

The purpose of this report is to introduce draft amendments to proposed Bylaw No. 177 (LUB) consistent with LTC direction from the March 3, 2026 special business meeting. All relevant background information and public correspondence related to this project is posted to the Islands Trust [project webpage](#).

BACKGROUND

On March 3, 2026, the LTC passed the following resolutions:

HO-2026-015 It was MOVED and SECONDED

*that the Hornby Island Local Trust Committee request staff to bring forward draft amendment language for proposed Bylaw No. 177 (Land Use Bylaw) to include a cap of a maximum of 65 Temporary Use Permits at any given time, a requirement for operators to operate from their principal residence, and draft language regarding alternative water provisions and permitting composting toilets. **CARRIED***

Attachment 2 contains draft bylaw language for LTC consideration of implementing these requested amendments into the Land Use Bylaw (LUB).

PROPOSED AMENDMENTS

Proposed amendments in Attachment 2 (shown in red text) implement the LTC resolution and include:

- A cap of 65 Temporary Use Permits to be issued at any given time;
- A principal residence requirement for operators of a vacation rental;
- Guideline language that recognizes approved alternative water sources (other than well water) and composting toilets to service vacation rentals.

CONSIDERATIONS

Resource Implications for Proposed Temporary Use Permit Application Processing

The amendments to Proposed Bylaw No. 177 include a cap of 65 issued Temporary Use Permits for vacation home rentals. If the bylaws proceed to Executive Committee (EC) consideration following third reading, staff will be advising the EC of the associated resource and financial implications on administration, including anticipated additional staff time and procedural capacity needed to process up to 65 TUP applications on a recurring cycle of every three to six years and subsequent bylaw monitoring and/or enforcement. Should the LTC direction be to proceed as per the staff recommendation on page 1, management will prepare a subsequent report to the LTC outlining further details on the impacts anticipated to administer the proposed bylaw amendment, prior to a public hearing being held.

Timing of Bylaw Adoption

As this project involves an amendment to the Official Community Plan (Bylaw No. 176), the proposed bylaw must be approved by the Executive Committee of the Islands Trust as well as the Minister of Municipal Affairs and Housing. The bylaw would need to be submitted to the Ministry by early June 2026 in order to increase the likelihood of the LTC considering final adoption prior to the 2026 elections in the fall.

RATIONALE FOR RECOMMENDATIONS

Staff recommend the LTC indicate its level of support for draft amendments to Proposed Bylaw 177 (LUB).

Staff recommendation is provided on page 1 of this report.

ALTERNATIVES

The LTC may consider the following alternatives to the recommendation:

1. Further Amend BL No. 177

The LTC may amend the bylaw beyond the scope of changes outlined in Attachment 2. If this alternative is selected then the following resolution is recommended:

That the Hornby Island Local Trust Committee Bylaw No. 177, cited as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024” be amended with the following [list amendments]

2. Request additional information/defer consideration.

The LTC may request specific additional information from staff prior to consideration of amendments or further readings. Staff advise that should work require more time, the bylaw will likely not advance to adoption prior to the end of the term in October. If this alternative is selected then the following resolution is recommended:

That the Hornby Island Local Trust Committee request staff to provide the following [specify information request] prior to further consideration of Proposed Bylaw No. 177 (LUB).

3. Proceed no further.

The LTC may choose to proceed no further with the bylaw amendments. Staff advise that the implications of this alternative are that the project charter will need to be updated/amended to reflect the LTC's desired objectives and deliverables for proceeding with the outstanding items still needing to be addressed in the OCP/LUB review project (First Nations implementation and housing).

That the Hornby Island Local Trust Committee proceed no further with Proposed Bylaw Nos. 176 (OCP) and 177 (LUB).

Next Steps

If the LTC concurs with the staff recommendation, a community information meeting immediately prior to a public hearing will be scheduled possibly as early as May 1, 2026.

Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	March 10, 2026
Concurrence:	Renée Jamurat, RPP, MCIP, Regional Planning Manager	March 10, 2026

ATTACHMENTS

1. Proposed Bylaw No. 177 (LUB) – at second reading
2. Draft Amendments to Proposed Bylaw No. 177 – March 2026

PROPOSED

HORNBY ISLAND LOCAL TRUST COMMITTEE BYLAW NO. 177

A BYLAW TO AMEND HORNBY ISLAND LAND USE BYLAW, 2014

The Hornby Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Hornby Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

1. This bylaw may be cited for all purposes as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024”.
2. Hornby Island Local Trust Committee Bylaw No. 150, cited as “Hornby Island Land Use Bylaw, 2014,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS 9TH DAY OF AUGUST , 2024

READ A SECOND TIME THIS 16th DAY OF MAY , 2025

PUBLIC HEARING HELD THIS - DAY OF - , 202x

READ A THIRD TIME THIS - DAY OF - , 202x

APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS

- DAY OF - , 202x

ADOPTED THIS - DAY OF - , 202x

Chair

Secretary

HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 177
Schedule "1"

1. **Schedule "A"** of Hornby Island Land Use Bylaw, 2014 is amended as follows:
 - 1.1 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, the definition of **structure** is amended by adding the words ", and water storage cisterns." After "related appurtenances".
 - 1.2 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, and the definition of **vacation home rental use** is deleted.
 - 1.3 **PART 3, GENERAL REGULATIONS**, Section **3.7 Vacation Home Rental Uses** be deleted and subsequent sections are re-numbered accordingly.
 - 1.4 **PART 8, ZONE REGULATIONS**, Section **8.1 Residential 1- Small Lot (R1) Zone (Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot)**, Subsection **(1) (d)** is deleted.
 - 1.5 **PART 8, ZONE REGULATIONS**, Section **8.2 Residential 2- Large Lot (R2) Zone**, Subsection **(1) (h)** is deleted.
 - 1.6 **PART 8, ZONE REGULATIONS**, Section **8.4 Residential 4- Forest (R4) Zone**, Subsection **(1) (g)** is deleted.
 - 1.7 **PART 8, ZONE REGULATIONS**, Section **8.5 Agriculture 1 (A1) Zone**, Subsection **(1) (f)** is deleted.
 - 1.8 **PART 8, ZONE REGULATIONS**, Section **8.21 Public Use (PU) Zone**, Subsection **(9) table** is amended by adding a new site specific regulation after "(d) Recycling depot" that reads "(e) Community housing, to a maximum density of 10 units per hectare and 24 live/work units per lot."
 - 1.9 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.1 Temporary Use Permits**, text is amended by adding the following sentence at the end of the paragraph "All Temporary Use Permit Objectives are listed in the Hornby Island Official Community Plan."
 - 1.10 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.2 Objectives** is deleted and subsequent section renumbered accordingly.
 - 1.11 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.3 Guidelines**, Subsection **(10)** is deleted and replaced with the following:

"When considering the issuance of a Temporary Use Permit for a vacation home rental, the following additional guidelines apply:

 - (a) The cumulative impacts of vacation home rentals on both the neighbourhood and the island as a whole shall be considered. Applications may be refused where the concentration or cumulative effect of vacation home rentals would result in unacceptable land use impacts, including but not limited to impacts on residential character, traffic, or housing availability.
 - (b) applicants for a Temporary Use Permit should provide:

- i) Confirmation from an authorized person that the sewerage system for the vacation rental has been inspected in the last 6 months and meets the requirements of the Sewerage System Regulation and/or determines what level of construction is required on the existing system to comply with the Sewerage System Regulation;
- ii) an issued operating permit for a water supply system servicing more than one dwelling;
- iii) confirmation from a qualified professional to certify the watery supply meets the Guidelines for Canadian Drinking Water Quality for microbial and chemical quality or can be made potable with specified measures;
- iv) confirmation from a qualified professional that well water quantity intended to supply the vacation rental is sufficient.

(c) a condition of the Temporary Use Permit should require the permit holder to post information for guests about awareness and sensitivity to the significant First Nations cultural heritage and archaeological sites on the island;

(d) a condition of the Temporary Use Permit should prohibit recreational vehicles or camping;

(e) a condition of the Temporary Use Permit should allow vacation home rental use only between May 1 – September 30;

(f) a condition of the Temporary Use Permit should allow no more than 2 beds per bedroom and no more than three bedrooms to be used for dwellings on lots less than 1.0 hectare in size; or more than four bedrooms if the lot has an area of 1.0 hectare or more.

(g) a condition of the Temporary Use Permit should restrict occupancy during any period of seven consecutive days to only one guest or guest party;

(h) a condition of the Temporary Use Permit should limit occupancy and signage on the property;

(i) a condition of the Temporary Use Permit should require specific information to be posted to guests regarding the location of property lines by way of a map, any applicable noise bylaws, measures to address water conservation, fire safety, storage and management of garbage, septic system care and control of pets (if pets are permitted) as stated in the Temporary Use Permit or as determined by the owner or manager to effectively manage the site; and

(j) any other requirements the Local Trust Committee may consider appropriate.

PROPOSED AMENDMENTS FOR CONSIDERATION OF
2nd Reading March 20, 2026

HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 177

A BYLAW TO AMEND HORNBY ISLAND LAND USE BYLAW, 2014

The Hornby Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Hornby Island Local Trust Area under the *Islands Trust Act*, enacts as follows:

- 1. This bylaw may be cited for all purposes as “Hornby Island Land Use Bylaw No. 150, 2014, Amendment No. 1, 2024”.
- 2. Hornby Island Local Trust Committee Bylaw No. 150, cited as “Hornby Island Land Use Bylaw, 2014,” is amended as per Schedule “1” attached to and forming part of this bylaw.

READ A FIRST TIME THIS	9TH	DAY OF	AUGUST	, 2024
READ A SECOND TIME THIS	16TH	DAY OF	MAY	, 2025
PUBLIC HEARING HELD THIS	-	DAY OF	-	, 202x
READ A THIRD TIME THIS	-	DAY OF	-	, 202x
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	-	DAY OF	-	, 202x
ADOPTED THIS	-	DAY OF	-	, 202x

Chair

Secretary

HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 177
Schedule "1"

1. **Schedule "A"** of Hornby Island Land Use Bylaw, 2014 is amended as follows:
 - 1.1 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, the definition of **structure** is amended by adding the words ", and water storage cisterns." After "related appurtenances".
 - 1.2 **PART 1, INTERPRETATION**, Section **1.1 Definitions**, and the definition of **vacation home rental use** is deleted.
 - 1.3 **PART 3, GENERAL REGULATIONS**, Section **3.7 Vacation Home Rental Uses** be deleted and subsequent sections are re-numbered accordingly.
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 - 1.7 **PART 8, ZONE REGULATIONS**, Section **8.5 Agriculture 1 (A1) Zone**, Subsection **(1) (f)** is deleted.
 - 1.8 **PART 8, ZONE REGULATIONS**, Section **8.21 Public Use (PU) Zone**, Subsection **(9) table** is amended by adding a new site specific regulation after "(d) Recycling depot" that reads "(e) Community housing, to a maximum density of 10 units per hectare and 24 live/work units per lot."
 - 1.9 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.1 Temporary Use Permits**, text is amended by adding the following sentence at the end of the paragraph "All Temporary Use Permit Objectives are listed in the Hornby Island Official Community Plan."
 - 1.10 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.2 Objectives** is deleted and subsequent section renumbered accordingly.
 - 1.11 **PART 10, TEMPORARY USE PERMIT AREAS**, Section **10.3 Guidelines**, Subsection **(10)** is deleted and replaced with the following:

"When considering the issuance of a Temporary Use Permit for a vacation home rental, the following additional guidelines apply:

 - (a) The cumulative impacts of vacation home rentals on both the neighbourhood and the island as a whole shall be considered. Applications may be refused where the concentration or cumulative effect of vacation home rentals would result in unacceptable land use impacts, including but not limited to impacts on residential character, traffic, or housing availability.
 - (b) **A maximum of 65 vacation home rentals approved through a temporary use permit can operate on Hornby Island at any one time.**

(c) Applicants for a Temporary Use Permit should provide:

- i) Confirmation from an authorized person that the wastewater management system serving the vacation rental has been inspected within the previous six (6) months and complies with the Sewerage System Regulation, or confirmation identifying what upgrades or construction would be required for the system to achieve compliance. Where alternative wastewater systems (such as composting or waterless toilets) are proposed, documentation must demonstrate that the system complies with applicable regulations or has been designed and assessed by a qualified professional.
 - ii) Where the vacation rental is served by a water system supplying more than one dwelling, a copy of a valid operating permit issued under the Drinking Water Protection Regulation, if applicable.
 - iii) Confirmation from a qualified professional, within the previous six (6) months, that the groundwater or rainwater supply serving the vacation rental meets, or can be made to meet through specified treatment or management measures, the Guidelines for Canadian Drinking Water Quality for microbial and chemical quality.
 - iv) Where groundwater is the whole or partial water supply serving the vacation rental, confirmation from a qualified professional that the quantity of groundwater available to serve the vacation rental is sufficient for the intended use.
 - v) Where rainwater is the whole or partial water supply serving the vacation rental, documentation of the rainwater collection system and quantity of the storage is sufficient for the intended use.
 - vi) Documentation that the dwelling proposed for vacation rental use is the applicant's principal residence. All documentation must correspond to the most recent available year and clearly identify both the applicant and the subject property.
- Acceptable proof includes one of the following:
- A copy of the most recent approved application for the British Columbia Home Owner Grant associated with the subject property.
 - A copy of a valid British Columbia Driver's Licence or BC Services Card showing the applicant's name and the civic address of the subject property.
 - A copy of the applicant's most recent Canada Revenue Agency Notice of Assessment showing the applicant's name and the civic address of the subject property as their primary mailing address.
 - Proof of voter registration listing the subject property as the applicant's residential address (for example, registration with Elections BC or Elections Canada).

(d) a condition of the Temporary Use Permit should require the permit holder to post information for guests about awareness and sensitivity to the significant First Nations cultural heritage and archaeological sites on the island;

(e) a condition of the Temporary Use Permit should prohibit recreational vehicles or camping;

(f) a condition of the Temporary Use Permit should allow vacation home rental use only between May 1 – September 30;

(g) a condition of the Temporary Use Permit should allow no more than 2 beds per bedroom and no more than three bedrooms to be used for dwellings on lots less than 1.0 hectare in size; or more than four bedrooms if the lot has an area of 1.0 hectare or more.

(h) a condition of the Temporary Use Permit should restrict occupancy during any period of seven consecutive days to only one guest or guest party;

(i) a condition of the Temporary Use Permit should limit occupancy and signage on the property;

(j) a condition of the Temporary Use Permit should require specific information to be posted to guests regarding the location of property lines by way of a map, any applicable noise bylaws, measures to address water conservation, fire safety, storage and management of garbage, septic system care and control of pets (if pets are permitted) as stated in the Temporary Use Permit or as determined by the owner or manager to effectively manage the site; and

(k) any other requirements the Local Trust Committee may consider appropriate.

Agricultural Land Commission
Re: Application 106809
Hornby Island ALR Event Regulations (BC Regulation 30/2019)

The Hornby Island Local Trust Committee wish to express our support for continuing to hold community events annually at Rosemuir Farm on Hornby Island. We note that the Hornby Festival and Fall Fair comply with ALR event regulations, with the exception of the limit on number of attendees (at 150).

The application is asking for limited exemptions from the ALR Non-Farm Use Regulations to allow the Festival and Fall Fair to continue to be held at Rosemuir Farm. The request is for an exemption from the 150-person capacity limit and to allow the Festival to run over the six consecutive days of the and to be counted as a single annual event rather than six separate 24-hour events. The application also requests that these exemptions be granted for a 20-year period, as the need to apply annually would create undue administrative and financial hardship for both the landowners and the non-profit organizations that host these community events.

The Hornby Island Local Trust Committee are asking that you grant an exemption for these events in the interests of supporting agriculture on Hornby Island. The Hornby Island Fall Fair and Festival are important events for locals and visitors to the island to celebrate growing, harvesting, preserving and foraging on Hornby and learn about the abundance of our island.

Rosemuir Farm, known as the Olsen Farm for many years, farm cattle and have a resident manager. The 10-day Hornby Festival has been entertaining visitors and locals for 44 years. The Fall Fair has been held at the site for over 20 years, celebrating Hornby Island's rich agricultural history, from the best of farmers competitions to the iconic zucchini race.

Hornby Island has very limited land suitable for large gatherings outside the ALR. There are no practical alternative sites of sufficient size, amenities or accessibility. The continued use of Rosemuir Farm, with the generous support of the farm owners, is essential to the viability of these non-profit, community-driven events.

Both the Festival and Fall Fair have demonstrated careful stewardship of the land. All infrastructure is temporary, parking is managed to avoid interference with farm use, and there have been no concerns raised about impacts on agricultural production or the integrity of the farmland.

The Hornby Local Trust Committee support these events to continue under the requested exemptions. These events help build public awareness, appreciation, and long-term support for farming and farmland protection.

Sincerely,

Hornby Island Trustees Alex Allen, Grant Scott and Chair Tim Peterson



REQUEST FOR DECISION

To: Local Trust Committees **For the Meeting of:** March 20, 2026

From: Nadine Mourao, Legislative Clerk / Deputy Secretary
Per. David Marlor, Director, Legislative and Information Services **Date Prepared:** March 9, 2026

SUBJECT: Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179, 2025 – For Adoption

RECOMMENDATION:

1. That the Hornby Island Local Trust Committee Bylaw 179, cited as “Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179, 2025” be adopted.

DIRECTOR COMMENTS:

1 PURPOSE:

To rescind the Hornby Local Trust Committee Meeting Procedures Bylaw, 2022.

2 BACKGROUND:

On August 6, 2025, the Executive Committee passed the resolution as recommended:

THAT the Islands Trust Executive Committee approve Hornby Island Local Trust Committee Bylaw No. 179, cited as "Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179, 2025" in accordance with Section 27 of the Islands Trust Act.

This allows the Local Trust Committee to rescind the Hornby Local Trust Committee Meeting Procedures Bylaw No. 529 through the bylaw that was given first, second and third readings at the September 5, 2025 Hornby Local Trust Committee meeting.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

Rescinding the local trust committee meeting procedure bylaws will avoid confusion, as the Trust Council bylaw prevails, and there are no additional procedures in the local trust committee bylaws.

FINANCIAL:

There is no direct financial implication.

POLICY:

There are no policy implications

IMPLEMENTATION/COMMUNICATIONS:

Islands Trust website has been updated to link the Trust Council Local Trust Committee Meeting Procedures Bylaw to each local trust committee's list of administrative bylaws.

FIRST NATIONS RELATIONS:

There are no implications for First Nations relations.

OTHER:

There are no other implications.

4 RELEVANT POLICY(S):

- [Islands Trust Act, Section 11](#)
- [Policy 2.1.7 Trust-wide Administrative Procedures \(Section 11\)](#)
- [Trust Council Bylaw No. 197, 2024 Local Trust Committees' Meeting Procedures Bylaw](#)

5 ATTACHMENT(S):

- Proposed Bylaw 179 "Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179, 2025"

RESPONSE OPTIONS

Recommendation:

1. That the Hornby Island Local Trust Committee Bylaw 179, cited as "Hornby Island Local Trust Committee Meeting Procedures Repeal Bylaw No. 179, 2025" be adopted.

Alternative:

That this report be referred back to staff for additional information.

Prepared By: Nadine Mourao, Legislative Clerk / Deputy Secretary / March 9, 2026

Reviewed By/Date: Renee Jamurat, Regional Planning Manager / March 10, 2026

HORNBY ISLAND LOCAL TRUST COMMITTEE MEETING PROCEDURES REPEAL BYLAW BYLAW NO. 179

BRIEFING

To: Local Trust Committees **For the Meeting of:** January 2026
From: Executive Committee **Date Prepared:** January 16, 2026
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In

PURPOSE:

To forward a briefing received by the Executive Committee, regarding opting in to the provincially regulated principal residence requirement for short term rental accommodations (STRA), to local trust committees. The briefing is a reminder that the deadline to opt-in to the provincial's principal residence requirement for STRAs is March 31, 2026.

BACKGROUND:

On September 3, 2025, the Executive Committee (EC) requested staff to forward the attached briefing which provided an update to EC that the Ministry of Housing and Municipal Affairs had informed the Salt Spring Island Local Trust Committee that their request to opt-in to the principal residence requirement had been approved by BC Order in Council 277/2025, and would come into effect November 1, 2025.

The attached briefing reminds local trust committees that should they choose to opt in to the provincially regulated principal residence requirements for short term rental accommodations, they must pass a resolution to do so by March 31st in order for the request to come into force by November of the same year. The attached briefing includes some brief background information and draft resolutions to assist local trust committees. The attached briefing includes the ministry's letter to the Salt Spring Island Local Trust Committee and a copy of the approved Order-in-Council.

ATTACHMENT(S):

1. Short Term Rental Accommodation – Principal Residence Opt-In Update - Briefing

FOLLOW-UP: Staff will forward local trust committee resolutions to the Ministry of Housing and Municipal Affairs, Housing Policy Branch.

Prepared By: Stefan Cermak , Director, Planning Services

To: Executive Committee **For the Meeting of:** August 6, 2025
From: Planning Services **Date Prepared:** July 29, 2025
SUBJECT: Short Term Rental Accommodation – Principal Residence Opt-In Update

PURPOSE: To provide the Executive Committee with an update that the Ministry of Housing and Municipal Affairs, Housing Policy Branch, has informed staff that the Salt Spring Island Local Trust Committee request to opt-in to the principal residence requirement has been approved by BC Order in Council 277/2025, and will come into effect November 1, 2025.

BACKGROUND:

The *Short Term Rental Accommodation Act* (STRA Act) Received Royal Assent on October 26, 2023. The *Short Term Rental (STR) Accommodation Regulations* (Order in Council) were adopted December 7, 2023. The STRA Act and regulations create a framework including key considerations relating to principal residence requirements, time period regulations, legal non-conforming use, business licensing updates and enforcement. The province has provided information in an easy to read [STR Policy Guidance Document](#).

Properties in the Islands Trust Area are exempt from the requirement to have STRs operated by a principal residence of the subject property. However, a local trust committee or Bowen Island Municipality may pass a resolution requesting to be removed from the list of exempt land in order to “opt-into” the principal residence requirement. Opting in means the provincial restriction on short-term rental accommodations will over-ride any schemes that the local trust committee or island municipality has enacted (where there is a conflict between them).

Both the Bowen Island Municipality and Gabriola Island Local Trust Committee “opted-in” and are currently reflected in the current STR regulations. The Salt Spring Island Local Trust Committee requested “opting-in” earlier this year. The attached communications confirm that the request to opt-in to the principal residence requirement has been approved and will come into force effective November 1, 2025.

Remaining Local Trust Committees (LTC) may also “opt-in” via resolution submitted to the Minister of Housing and Municipal Affairs by March 31 each year. A sample LTC resolution to opt-in may read:

That the [XX Local Trust Committee] request that the Minister of Housing and Municipal Affairs, on behalf of the Lieutenant Governor in Council, apply the principal residence requirement to the [XX Local Trust Area] and that the [XX Local Trust Area] be removed from the exempt land as per S. 15 of the Short-Term Rental Accommodation Act.

Requests should include appropriate background information that describes the area and jurisdiction. The request must be submitted to the Minister of Housing by March 31, and the prescribed period of time starts on November 1, of the same year. If the Province grants a change

to exempt land status, that change remains in effect indefinitely unless a subsequent request to reverse the exemption is made by March 31 of a future year.

ATTACHMENT(S):

1. Ministry of Housing and Municipal Affairs, Letter dated July 25, 2025

FOLLOW-UP: Staff will place the correspondence from the Ministry on their next regular business meeting agenda. Staff will update the legislative monitoring spreadsheet.

Prepared By: **Stefan Cermak, Director, Planning Services**

Reviewed By/Date: **CAO / July 30, 2025**



July 25, 2025

Reference: 187606

Chris Hutton
Regional Planning Manager, Salt Spring Island
Islands Trust
Email: chutton@islandstrust.bc.ca

Dear Chris Hutton:

This is to confirm your community's request to opt-in to the principal residence requirement has been approved by BC [Order in Council 277/2025](#), and will come into effect November 1, 2025.

Please find a copy of the approved Order-in-Council attached.

Your truly,

A handwritten signature in blue ink, appearing to read "H. Rabinovitch".

Hannah Rabinovitch
Director, Housing Policy Branch
Ministry of Housing and Municipal Affairs

Attachment:

- Order-in-Council 277-2025

CC: Trevor Lammie, Registrar, Short-Term Rentals Branch (Trevor.Lammie@gov.bc.ca)
Islands Trust, Salt Spring Island (ssinfo@islandstrust.bc.ca)
Stephen Henderson, General Manager, CRD (shenderson@crd.bc.ca)

PROVINCE OF BRITISH COLUMBIA
ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL

Order in Council No. 277, Approved and Ordered June 9, 2025



Lieutenant Governor

Executive Council Chambers, Victoria

On the recommendation of the undersigned, the Lieutenant Governor, by and with the advice and consent of the Executive Council, orders that the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is amended as set out in the Schedule.



Minister of Housing and Municipal Affairs



Presiding Member of the Executive Council

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: Short-Term Rental Accommodations Act, s. 38

Other: O.C. 679/2023

R10897624

SCHEDULE

- 1** *Section 13.1 (4) is amended by striking out “on the application programming interface specified by the registrar” and substituting “through the application programming interface specified by the registrar or in another electronic format in the form required by the minister”.*
- 2** *Section 13.1 (5) (c) of the Short-Term Rental Accommodations Regulation, B.C. Reg. 268/2023, is repealed and the following substituted:*
 - (c) on a monthly basis.
- 3** *Section 13.2 is amended*
 - (a) by repealing subsection (2) (b) and substituting the following:*
 - (b) subject to subsection (2.1), the validity of the relevant registration number is confirmed in accordance with section 13.1 of this regulation. , **and**
 - (b) by adding the following subsections:*
 - (2.1) A platform service provider is not prohibited from providing platform services in respect of a platform offer if,
 - (a) for the reasons described in subsection (2.2), the platform service provider is unable to confirm the validity of a registration number in respect of the platform offer in the time frame described in section 13.1 (4) or (5), as applicable, and
 - (b) the platform service provider meets the requirements of subsection (2.3).
 - (2.2) For the purposes of subsection (2.1) (a), the platform service provider must be unable to confirm the validity of a registration number because
 - (a) there is a temporary disruption of a platform, an application programming interface, an electronic portal or any other electronic system or means required for the platform service provider to
 - (i) access the information required to confirm the validity of the registration number, or
 - (ii) confirm the validity of the registration number, and
 - (b) there are no commercially reasonable steps the platform service provider can take, despite the disruption described in paragraph (a), to confirm the validity of the registration number in the time frame described in section 13.1 (4) or (5), as applicable.
 - (2.3) For the purposes of subsection (2.1) (b), if a disruption described in subsection (2.2) (a) occurs, the platform service provider must
 - (a) within one business day of first becoming aware of the disruption and in the manner determined by the registrar,
 - (i) notify the registrar of the failure, and
 - (ii) provide details on the nature of the disruption to the registrar;
 - (b) if possible, attempt to confirm the validity of the registration number at the following intervals:

- (i) if the platform service provider is a major platform service provider, within one hour of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (ii) if the platform service provider is a medium platform service provider or a minor platform service provider, within 24 hours of first becoming aware of the disruption and within 24 hours of each subsequent failed attempt;
- (c) take all commercially reasonable steps to resolve the disruption in cooperation with the registrar;
- (d) as soon as reasonably possible after the disruption ends, confirm the validity of the registration number.

4 The following division is added to Part 4:

Division 4 – Information Sharing

Prescribed person or entity

- 27.1** (1) The minister responsible for the administration of the *Financial Administration Act* is prescribed for the purpose of section 34 (5) of the Act.
- (2) The purposes described in section 33 (2) (b) (i) to (iii) of the Act are prescribed for the purpose of section 34 (5) (b) of the Act.

5 Schedule 1 is amended

- (a) in paragraph (a) by striking out “Town of Creston”,
- (b) in paragraph (b) by adding “District of Tofino”,
- (c) in paragraph (c) in Table 1 by repealing items 4, 6, 9, 10 and 14 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
1.1	Baldy Mountain Resort	Baldy Mountain Resort	December 2, 2024
4	Crystal Mountain Ski Resort	Crystal Mountain Ski Resort	December 2, 2024
6	Hudson Bay Mountain Resort	Hudson Bay Mountain Resort	December 2, 2024
10	Panorama Mountain Resort	Panorama Mountain Resort	December 2, 2024
14	Saddle Mountain Resort	Saddle Mountain Resort	December 2, 2024

,

(d) in paragraph (d) in Table 2 by repealing items 2, 3, 4, 5, 6 and 15 and substituting the following items:

Item	Column 1 Geographic Area	Column 2 Description of Map	Column 3 Map Date
2	Fairmont Hot Springs Ski Area	Fairmont Hot Springs Ski Area	December 2, 2024
3	Harper Mountain Ski Hill	Harper Mountain Ski Hill	December 2, 2024
4	Hudson's Hope Ski Hill	Hudson's Hope Ski Hill	December 2, 2024
5	Mount Cain Ski Hill	Mount Cain Ski Hill	December 2, 2024
6	Mount Timothy Ski Resort	Mount Timothy Ski Resort	December 2, 2024
15	Wapiti Ski Hill	Wapiti Ski Hill	December 2, 2024

,

(e) in paragraph (g) by adding the following subparagraph:

(iii) Saltspring Island; ,

(f) in paragraph (i) (i) by striking out “Electoral Area E,” and “, Electoral Area G”, and

(g) in paragraph (i) by adding the following subparagraph:

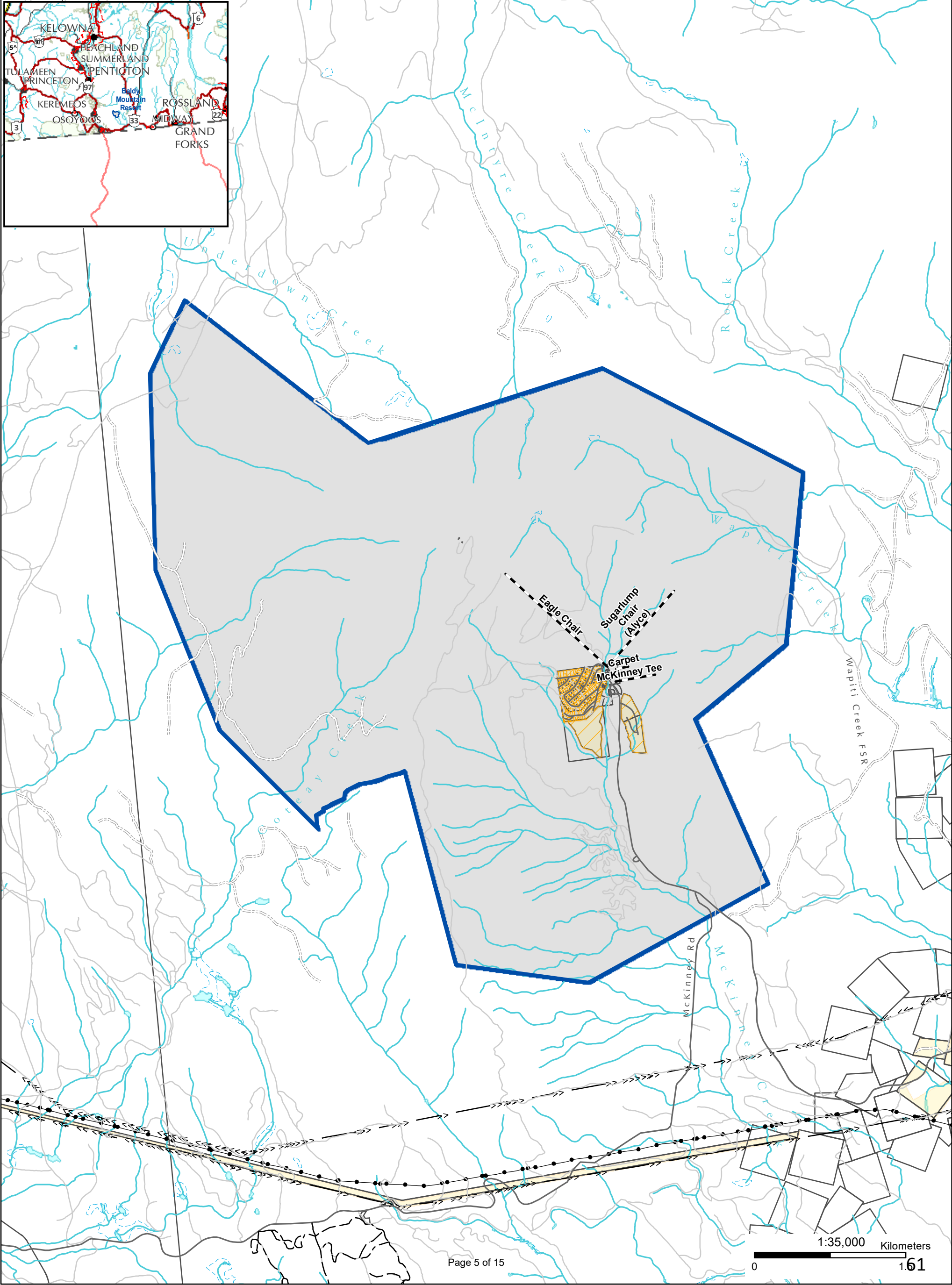
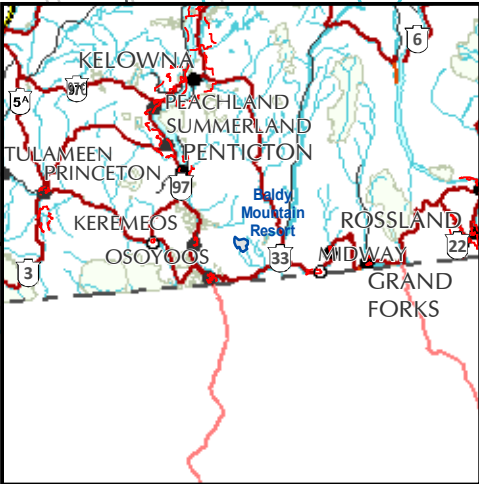
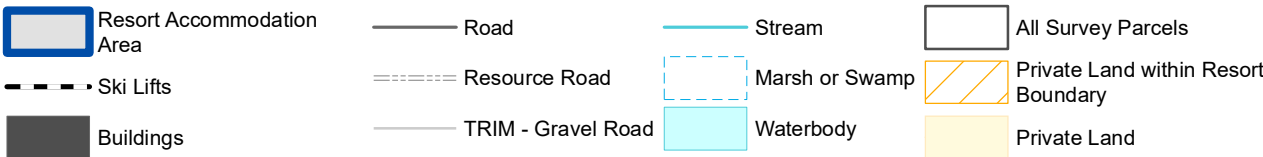
(v) Electoral Area B of the Columbia-Shuswap Regional District.

Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

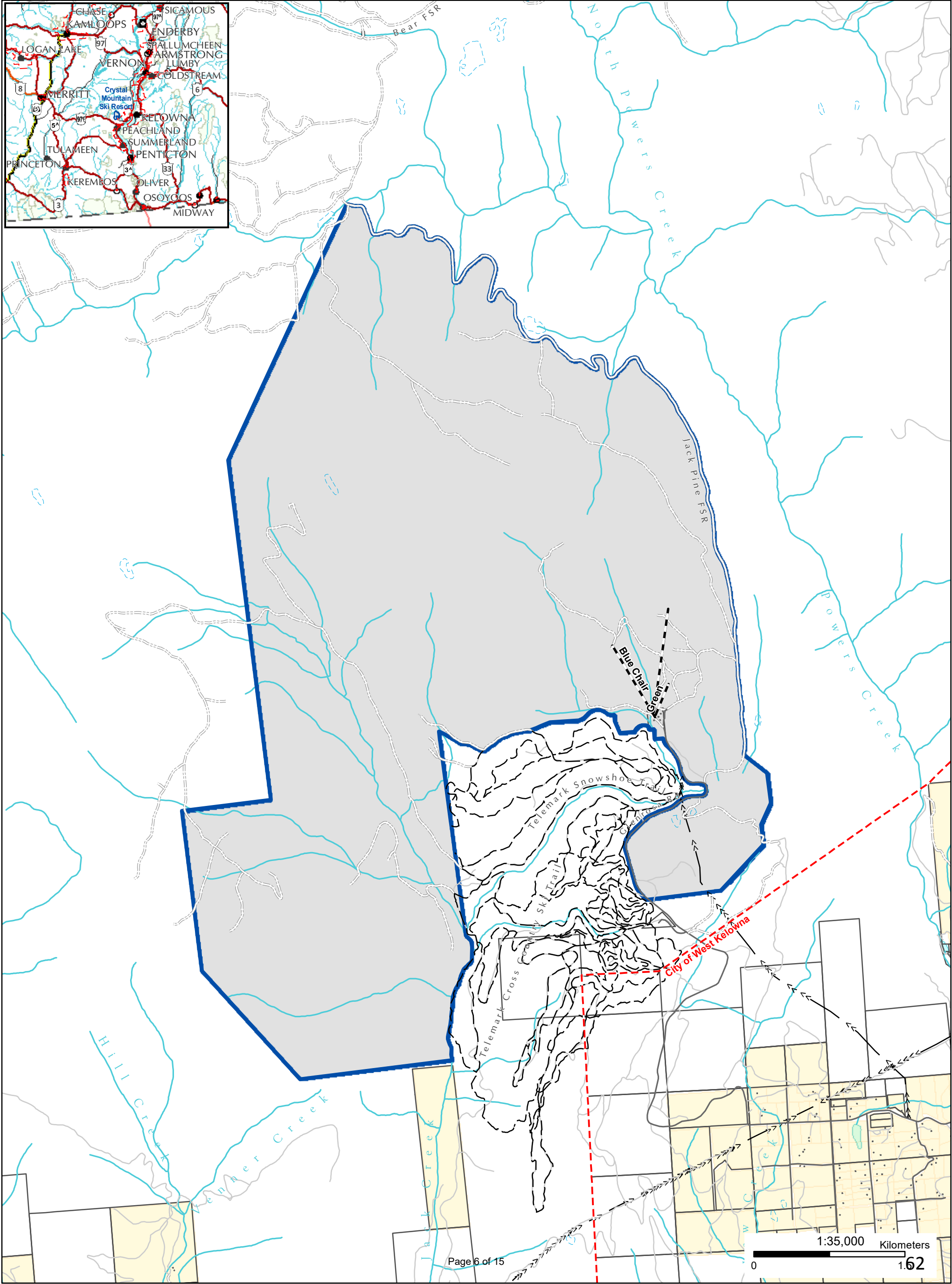
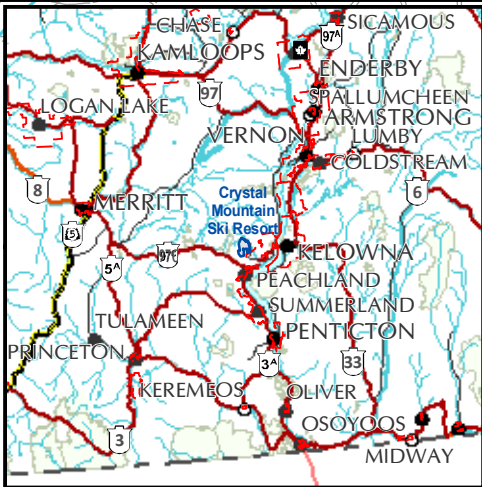
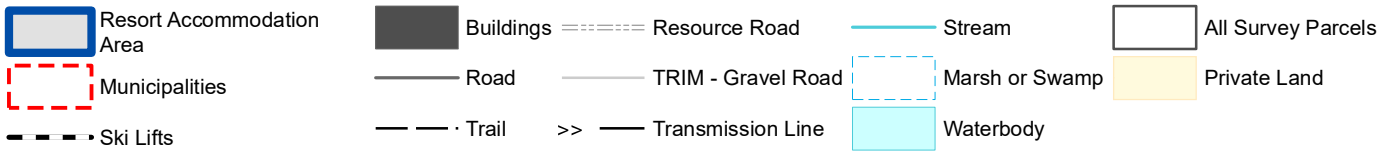
Baldy Mountain Resort



Date: 2024-12-02
Coord. Sys: PCS Albers



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Crystal Mountain Ski Resort

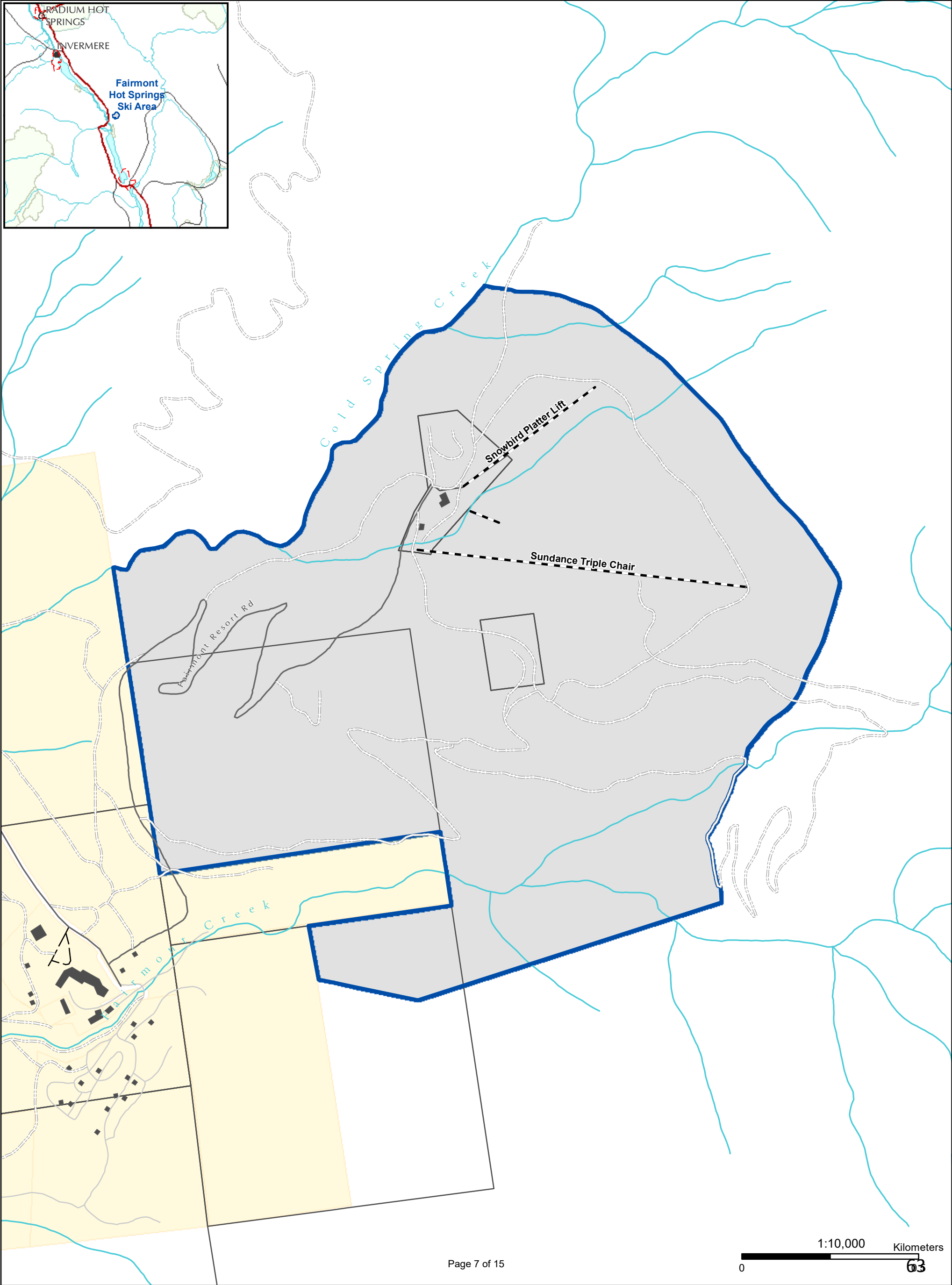
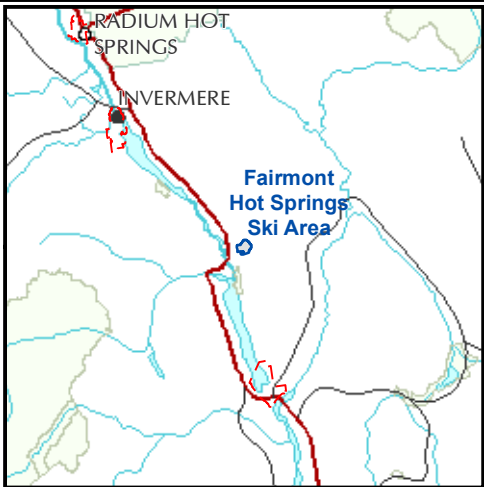


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Fairmont Hot Springs Ski Area



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | |
|---------------------------|--------------------|--------------------|
| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | All Survey Parcels |
| Buildings | TRIM - Gravel Road | Private Land |

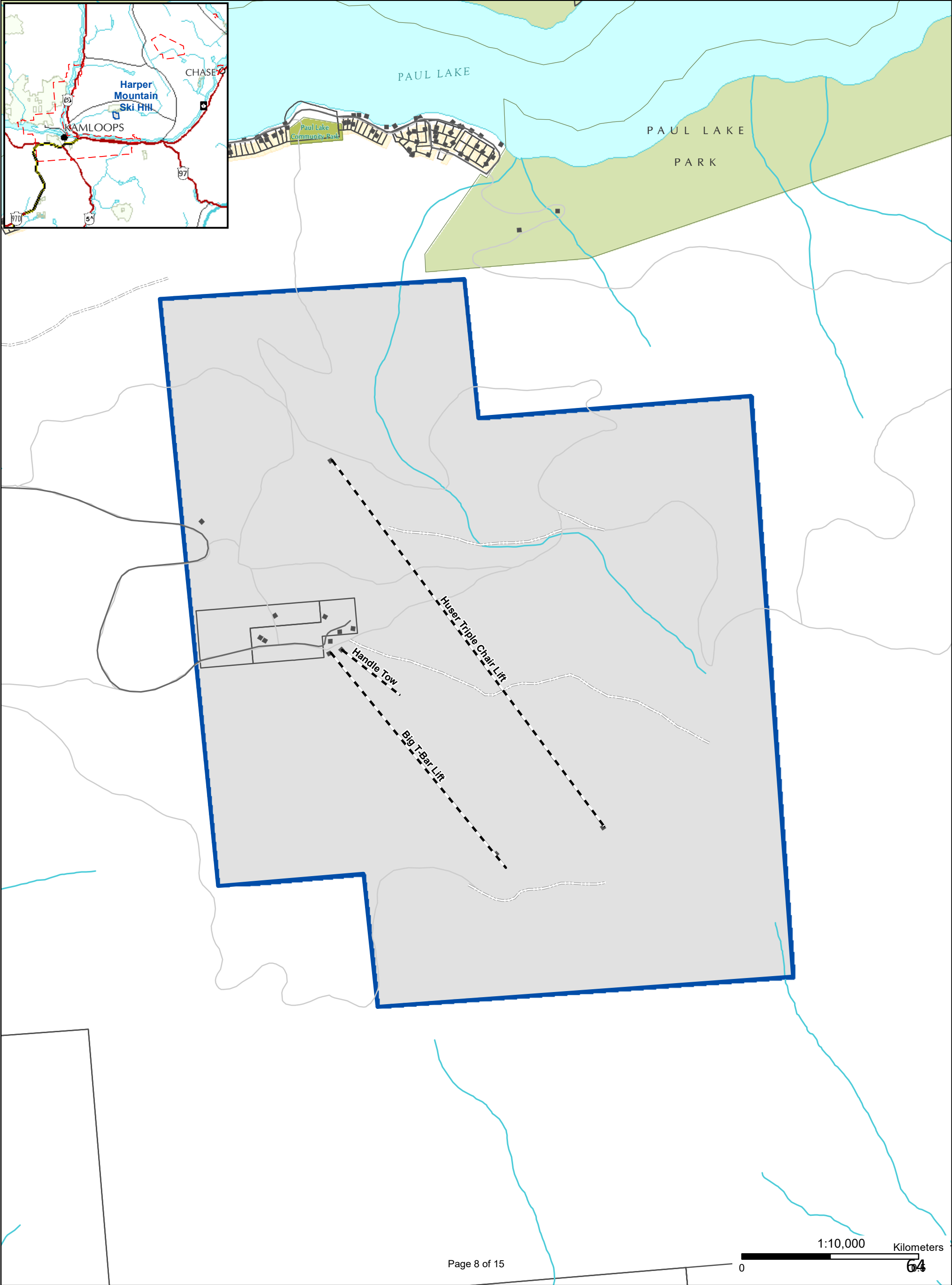
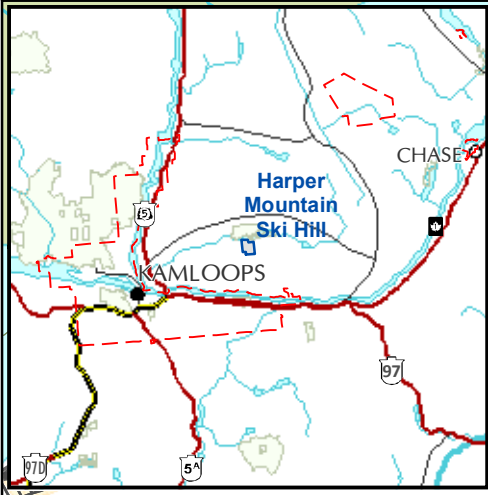


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Harper Mountain Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | |
|---------------------------|--------------------|--------------------|
| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | All Survey Parcels |
| Buildings | TRIM - Gravel Road | Private Land |

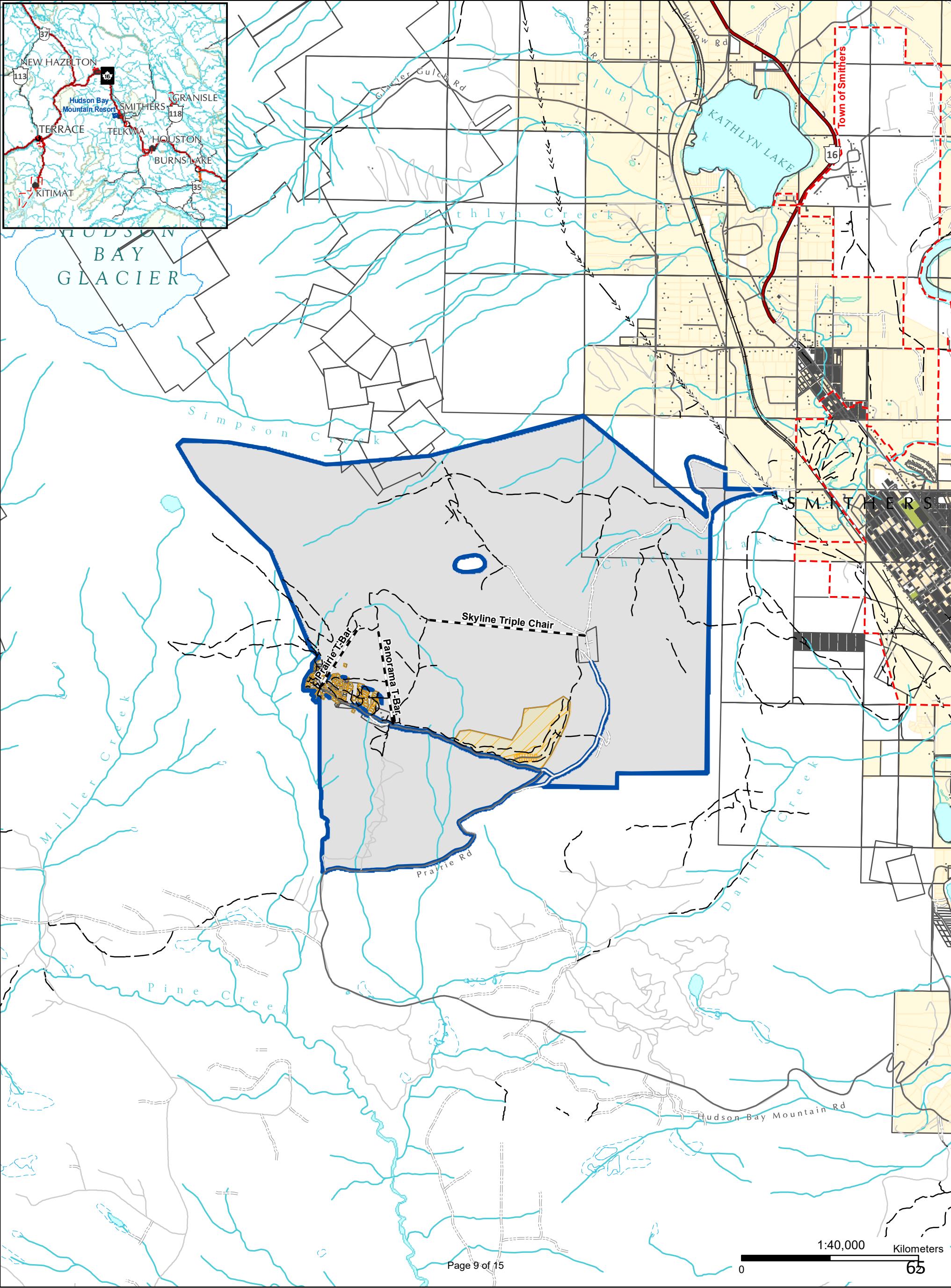
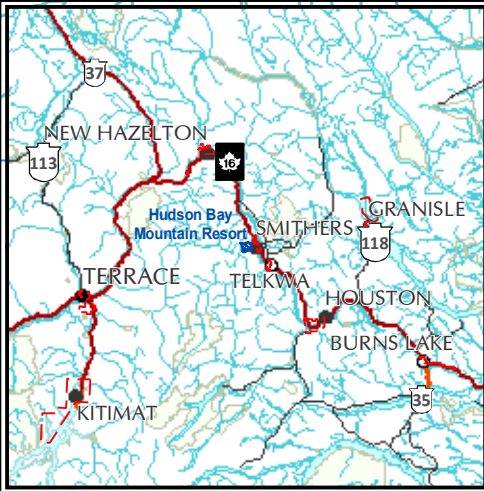
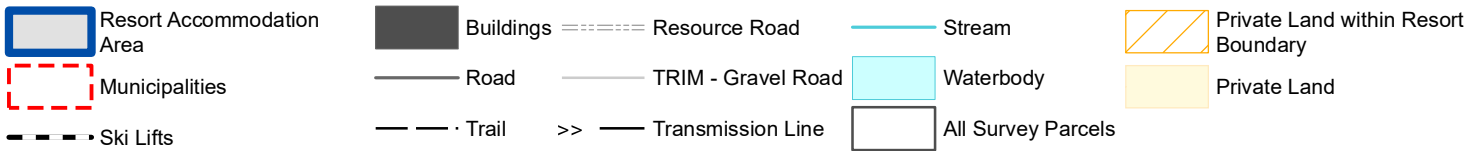


1:10,000 Kilometers

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64

Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Hudson Bay Mountain Resort



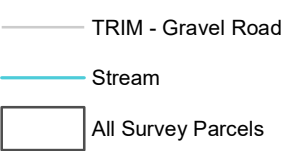
Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Hudson's Hope Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

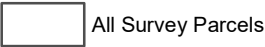
- 

Resort Accommodation Area
- 

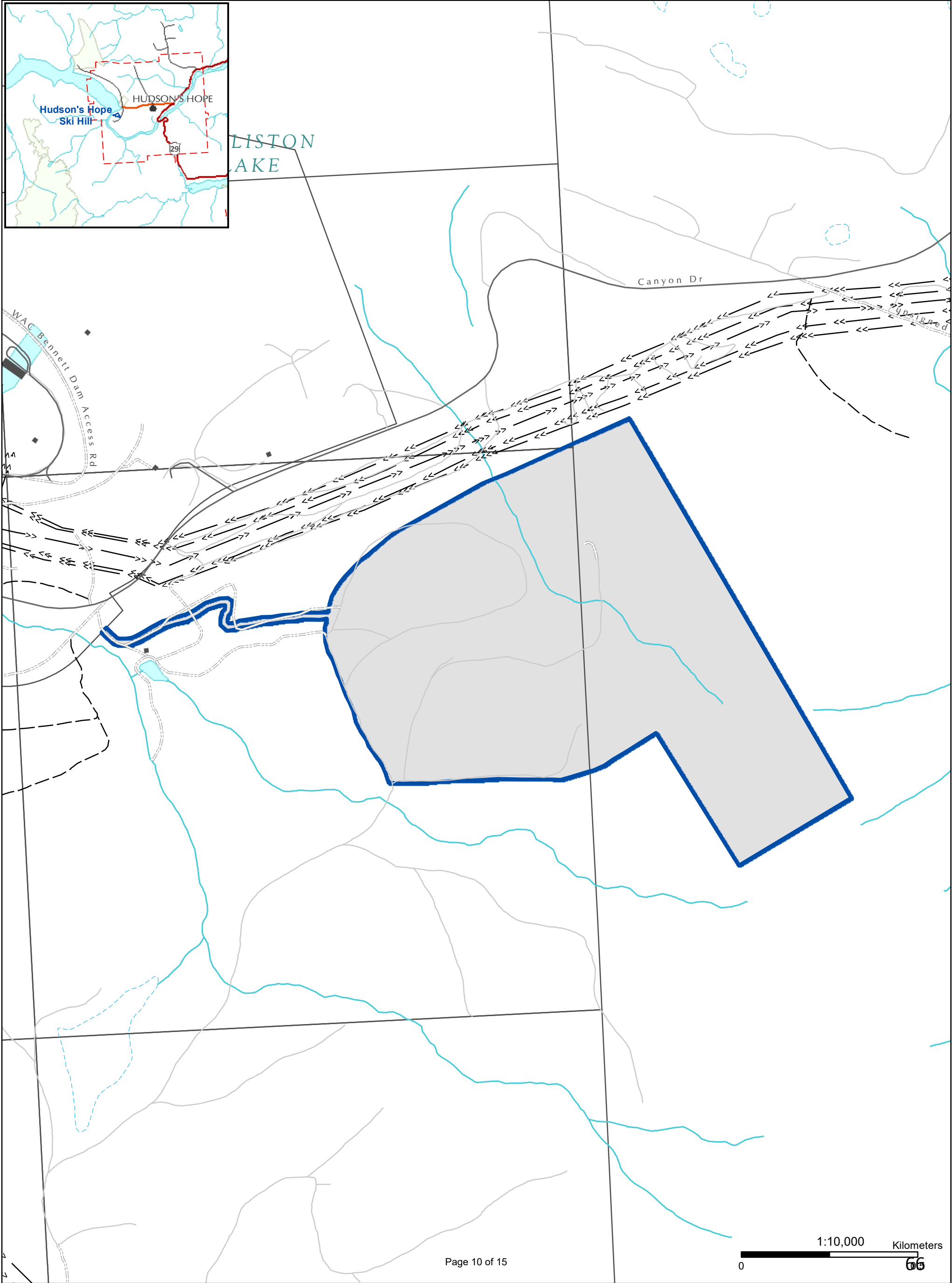
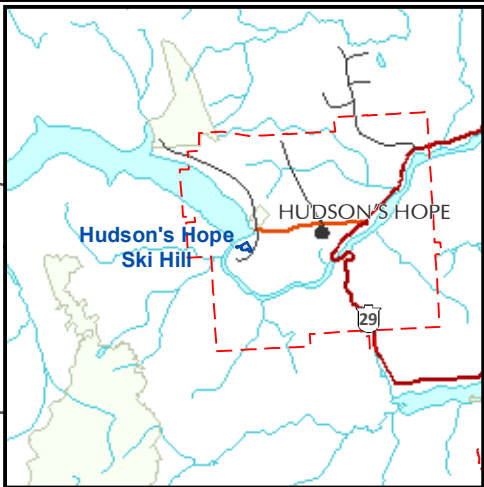
TRIM - Gravel Road
- 

Municipalities
- 

Stream
- 

Resource Road
- 

All Survey Parcels

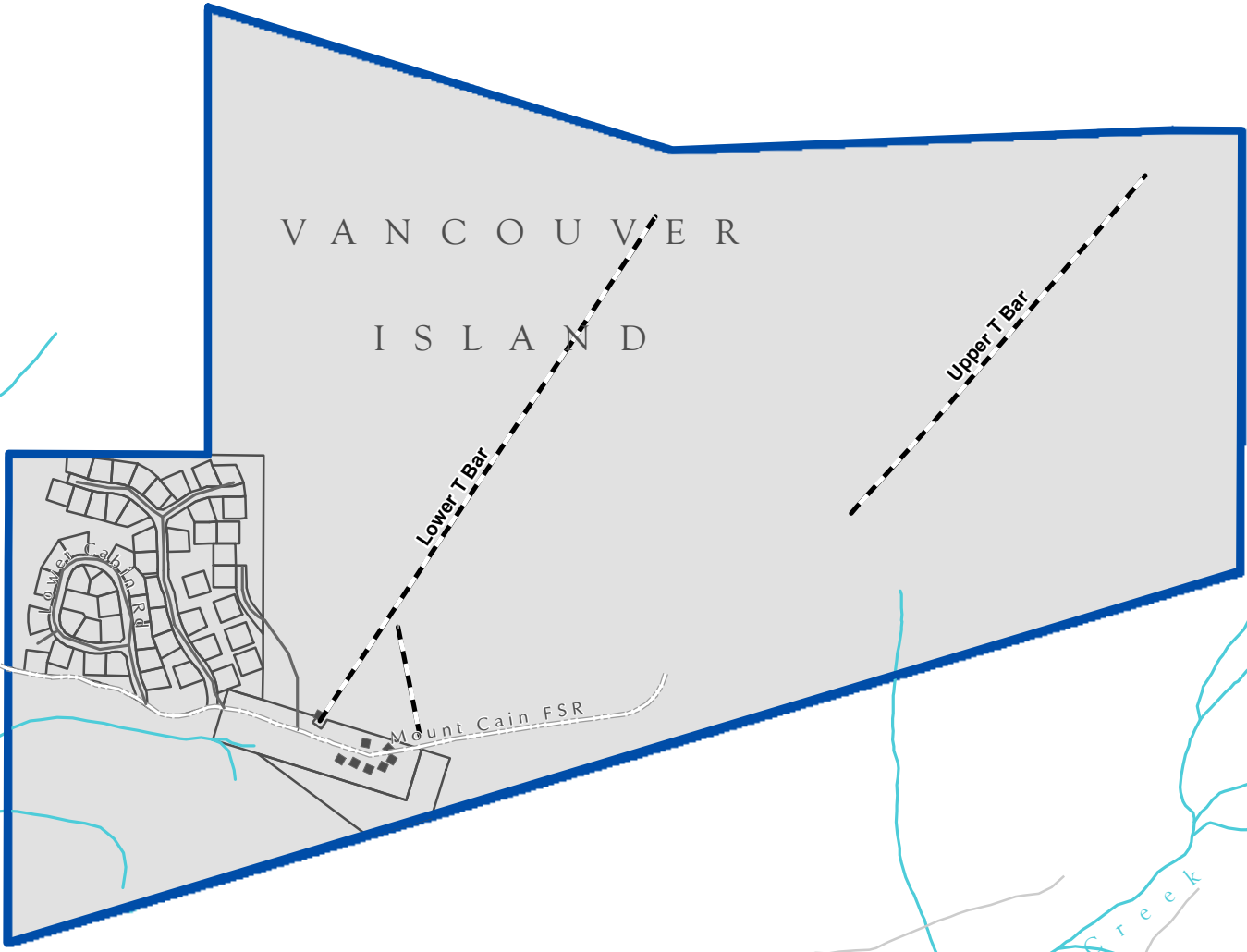
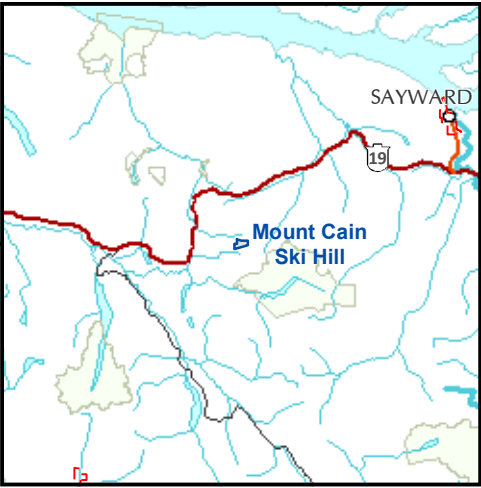


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Mount Cain Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | |
|---------------------------|--------------------|--------------------|
| Resort Accommodation Area | Road | Stream |
| Ski Lifts | Resource Road | Waterbody |
| Buildings | TRIM - Gravel Road | All Survey Parcels |

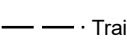
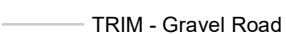


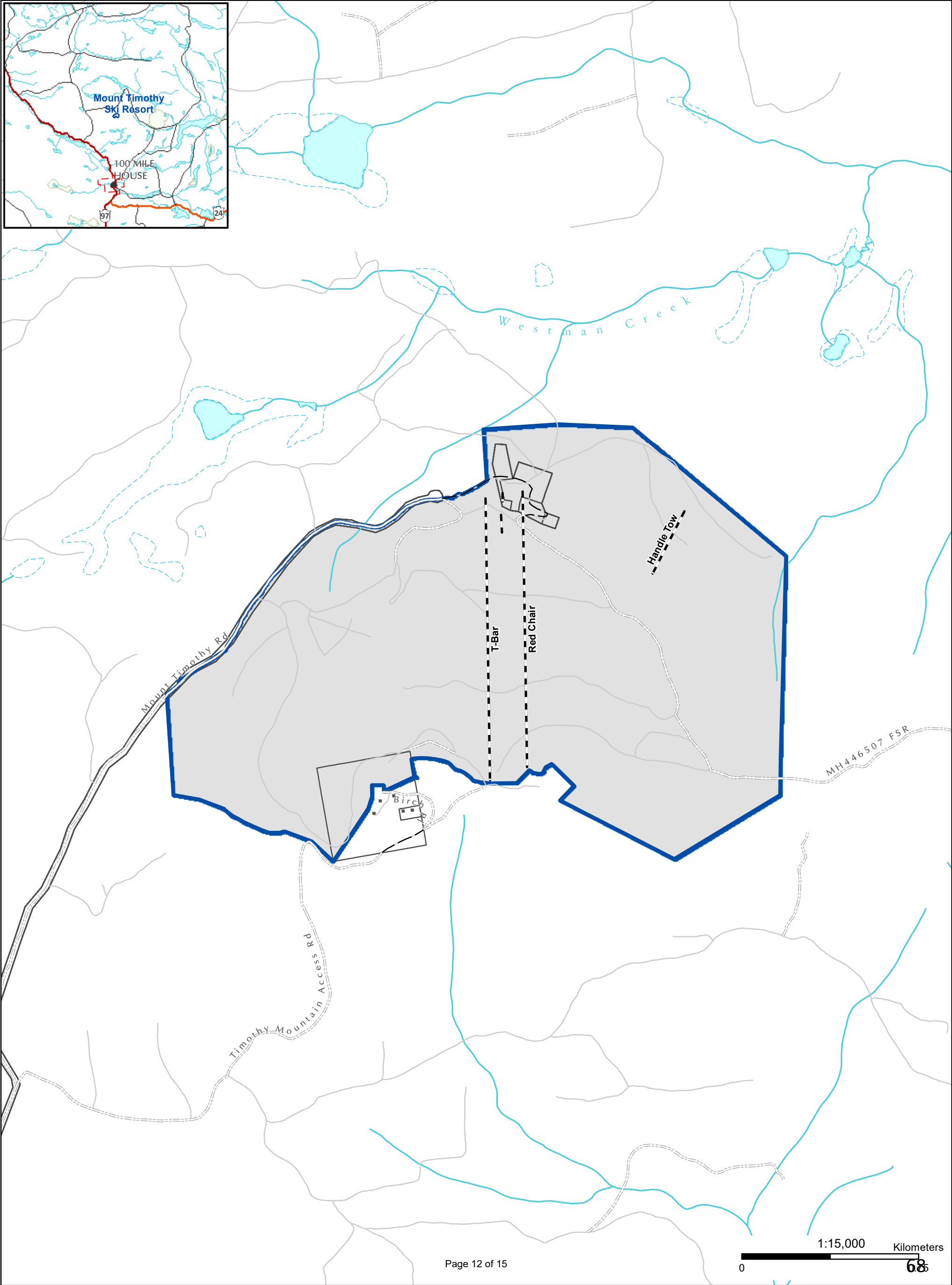
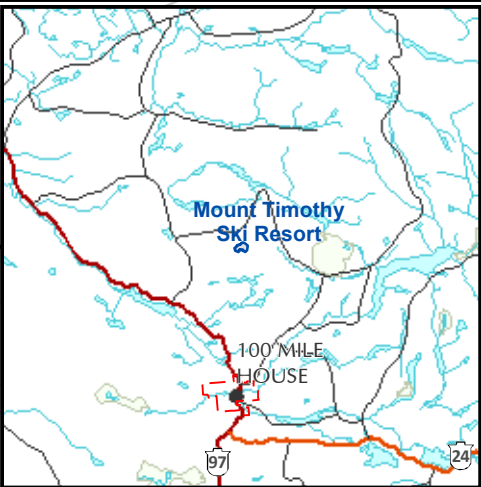
Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Mount Timothy Ski Resort



Date: 2024-12-02
Coord. Sys: PCS Albers

-  Resort Accommodation Area
-  Ski Lifts
-  Buildings
-  Trail
-  Resource Road
-  TRIM - Gravel Road
-  Stream
-  All Survey Parcels

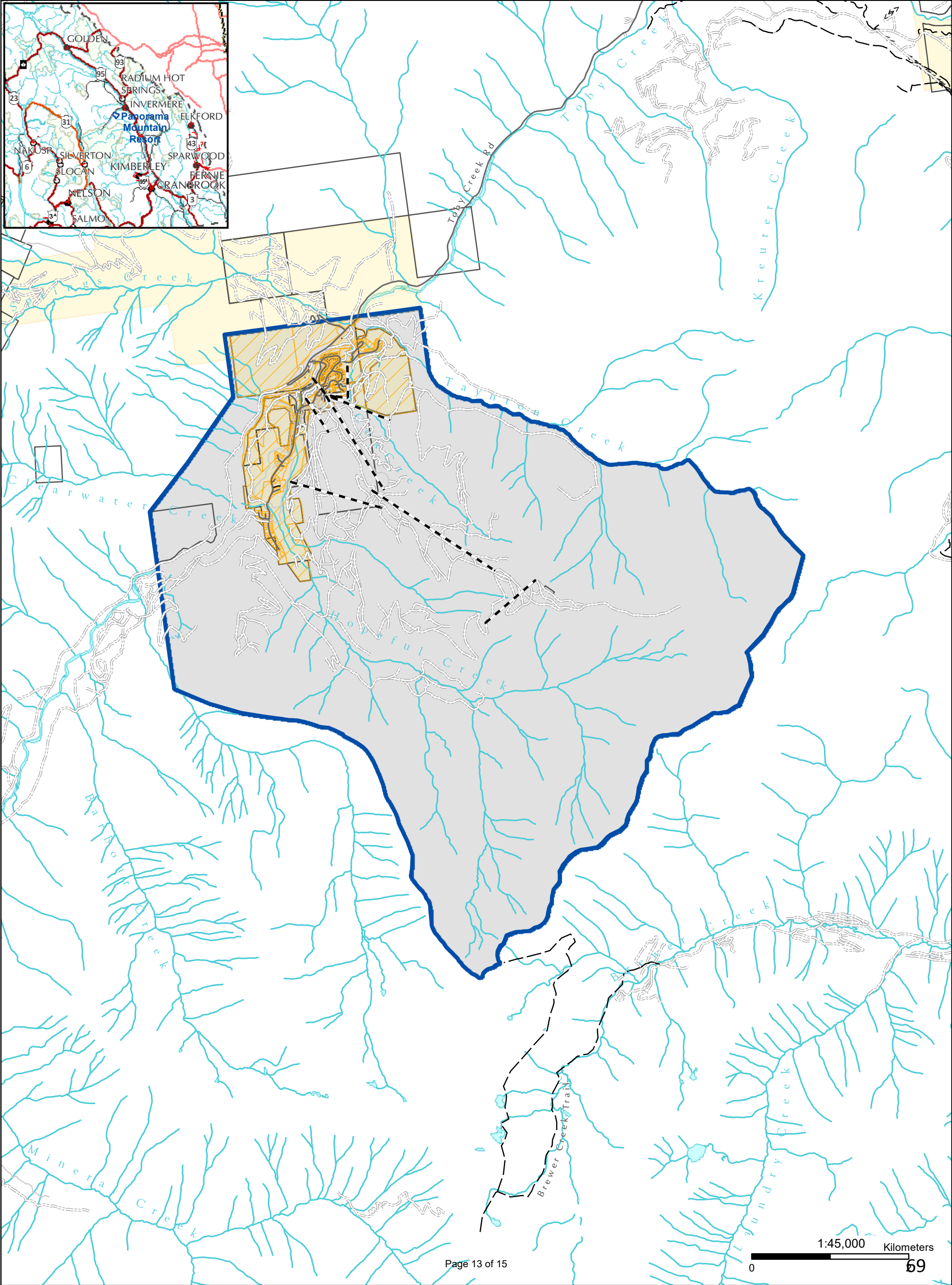
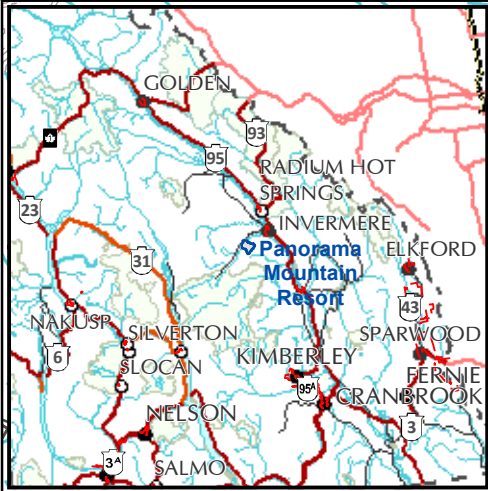
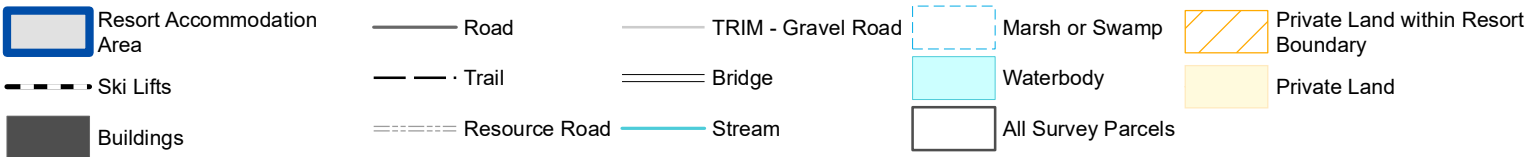


Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

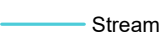
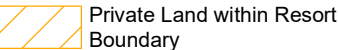
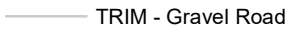
Panorama Mountain Resort

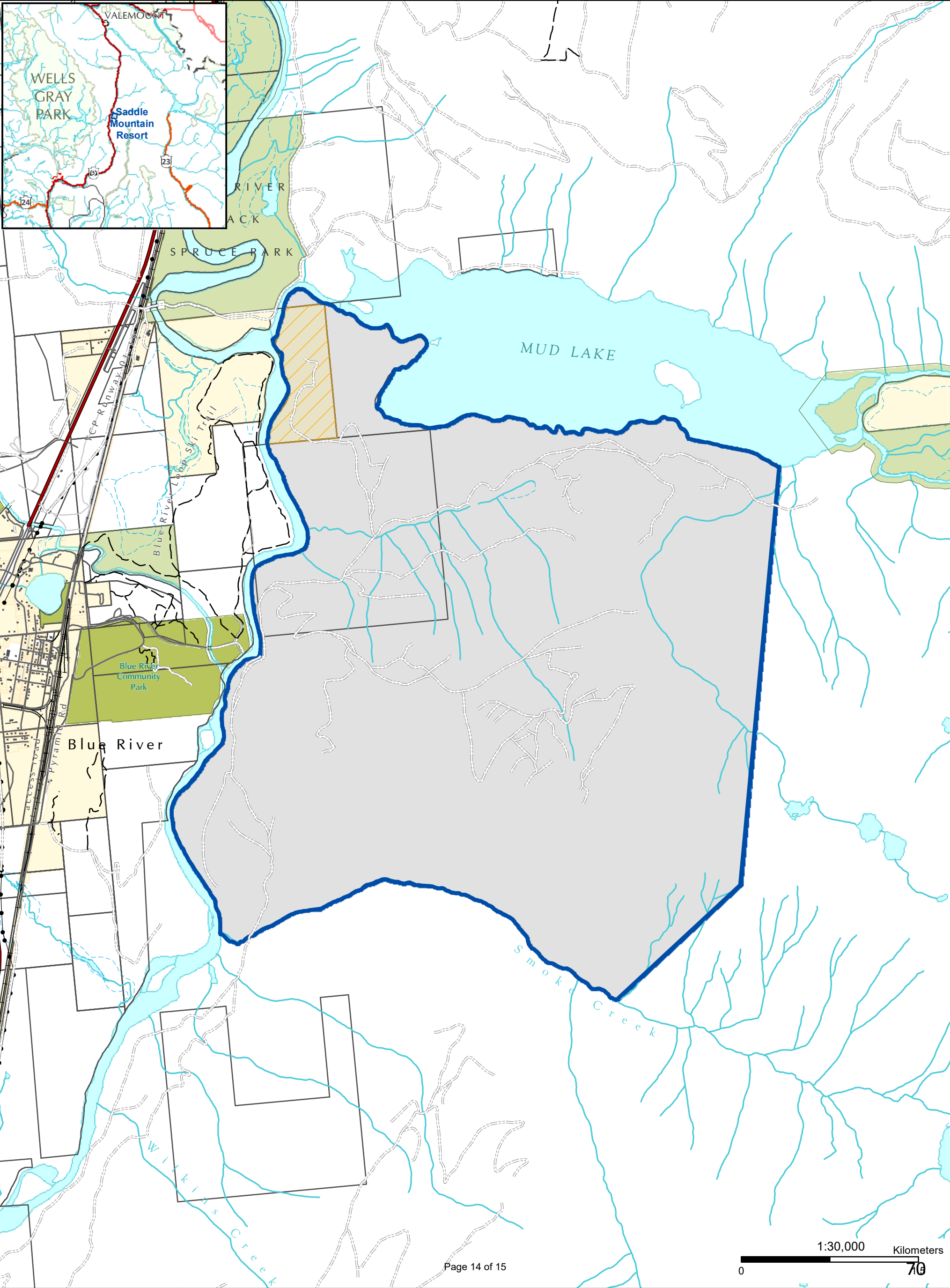
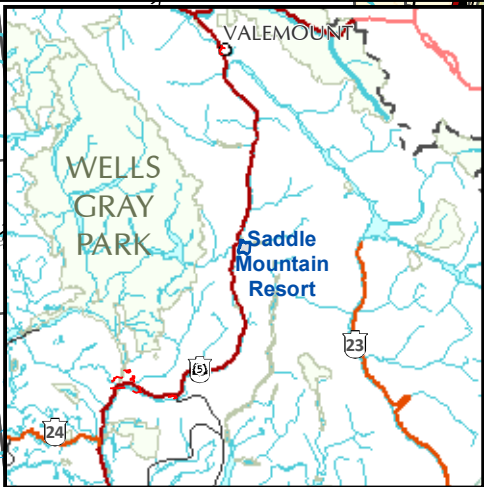


Date: 2024-12-02
Coord. Sys: PCS Albers



Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)
Saddle Mountain Resort

- | | | |
|--|--|---|
|  Resort Accommodation Area |  Stream |  All Survey Parcels |
|  Resource Road |  Marsh or Swamp |  Private Land within Resort Boundary |
|  TRIM - Gravel Road |  Waterbody |  Private Land |



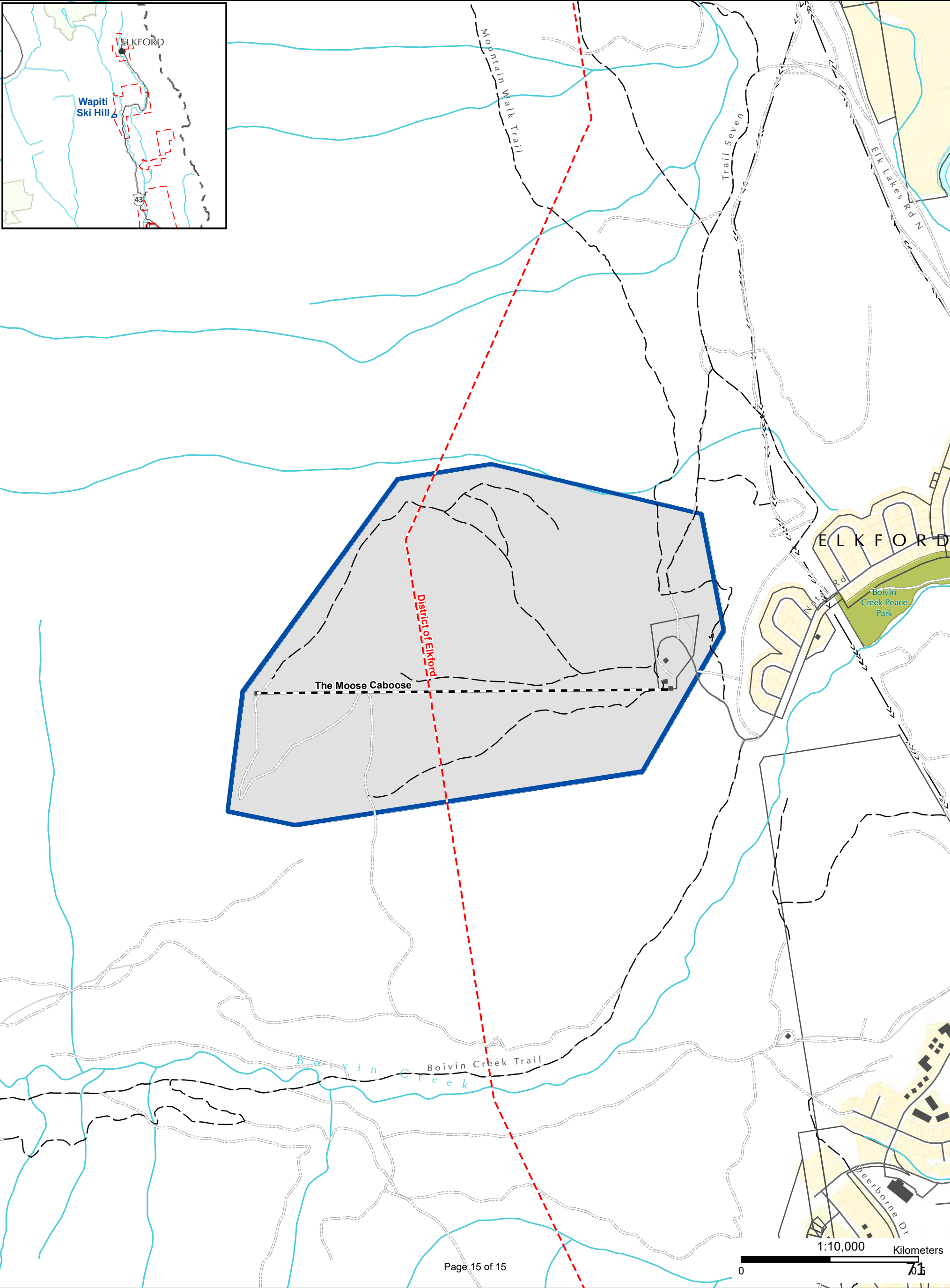
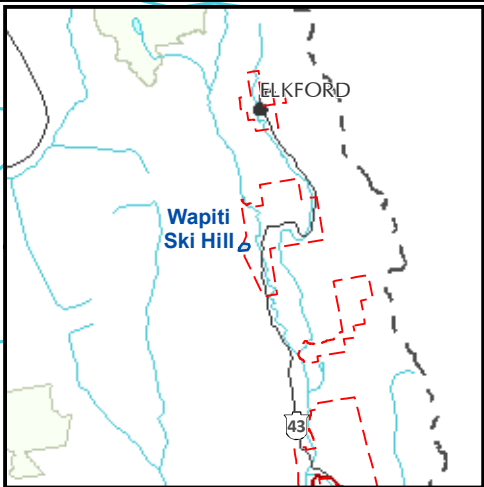
Short-Term Rental Accommodations Regulation
Schedule 1: Exempt Land (c,d,e,f)

Wapiti Ski Hill



Date: 2024-12-02
Coord. Sys: PCS Albers

- | | | | |
|---------------------------|-----------|--------------------|--------------------|
| Resort Accommodation Area | Buildings | Resource Road | All Survey Parcels |
| Municipalities | Road | TRIM - Gravel Road | Private Land |
| Ski Lifts | Trail | Stream | |





Hornby Local Trust Committee

Open Applications

Report

Print Date: March 12, 2026

Agricultural Land Reserve

Application Number	Applicant Name	Date Received	Address	Purpose
PLALR20260065	Dierdre Atkinson	2/13/2026	9925 CENTRAL RD, HORNBY ISLA	Non-Farm Uses within the ALR
Planner		Status	Most Recent Completed Activity	
Rob Pingle		Local Trust Committee	Generate Staff Report	

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260063	Susan Bishop	2/11/2026	5205 FOWLER RD, HORNBY ISLAN	<Optional, enter comments if required>
Planner		Status	Most Recent Completed Activity	
Ian Cox		Under Review	Add Optional Referrals	

Hornby

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250405	Scott Tory	10/8/2025	5875 CENTRAL RD, HORNBY ISLA	
Planner	Status		Most Recent Completed Activity	
Ian Cox	Approved		Issue Permit & Send to Applicant	

Hornby

Siting and Use Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUP20260042	erik lockhart	2/3/2026	8140 WALTON PL, HORNBY ISLAN	Accessory unit built separate from existing home.. To include work area, storage, mini gym, restroom
Planner	Status	Most Recent Completed Activity		
Rob Pingle	Waiting for Revisions	Waiting for Revisions		

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUP20260044		2/5/2026	5205 FOWLER RD, HORNBY ISLAN	
Planner	Status	Most Recent Completed Activity		
Rob Pingle	Waiting for Revisions	Generate Notice of Revisions		

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUP20250360	Jonathan Bixby	9/1/2025	8180 ANDERSON DR, HORNBY ISL	We did a renovation in 2023 on this property and applied for a temporary use permit but didn't check the box for the sitting permit as well. We were notified by the bylaw officer of this and we are now submitting for a sitting permit as well.
Planner	Status	Most Recent Completed Activity		
Rob Pingle	Waiting for Revisions	Generate Notice of Revisions		

Hornby

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUP20260017	Naomi Lowe-Pratch	1/14/2026	3805 EUSTON RD, HORNBY ISLAN	<Optional, enter comments if required>

Planner	Status	Most Recent Completed Activity
Rob Pingle	Under Review	Verify Resubmittal

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUP20250311	Gunnar Neumann	7/29/2025	7250 CENTRAL RD, HORNBY ISLA	Construction of an essential agricultural shelter to support livestock housing and hay storage, contributing to the revitalization of farm operations. The structure will feature a simple shed-style roof on a concrete slab foundation, finished with locally sourced wood siding to complement the rural landscape.

Planner	Status	Most Recent Completed Activity
Ian Cox	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUP20240160	Angus Hayman	8/6/2024	4970 PORPOISE CRES, HORNBY I	demolition of existing home and build of a new 700 square foot cabin

Planner	Status	Most Recent Completed Activity
Rob Pingle	In Abeyance	Add Optional Referrals

Hornby

Application Number	Applicant Name	Date Received	Address	Purpose
HO-SUP-2024.2	Brandon Scott	1/10/2024	7925 ANDERSON DR, HORNBY ISL	PID: 004-701-704 construction of new SFD at 7925 Anderson Drive on Hornby.
Planner		Status	Most Recent Completed Activity	
Rob Pingle		In Abeyance	File Administrative Decision	

Hornby

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
HO-SUB-2022.3	Evert Steen	8/16/2022		PID 001-249-266 Two lot subdivision. 8550 Central Rd, Hornby Island.
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		In Abeyance	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
HO-SUB-2018.1	Brian Brooke	12/13/2018		PID: 026-100-932 Two lot subdivision Civic address: 3750 Euston Road, Hornby Island, BC
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		In Abeyance	Verify Submittal / Fees	

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250188	Dan Hadden	5/8/2025	5705 CENTRAL RD, HORNBY ISLA	Conventional subdivision to create two new lots (MOTT #2025-00511).
Planner		Status	Most Recent Completed Activity	
Marlis McCargar		Administrative Review	Generate and Send Referral Response Form	

Hornby

Application Number	Applicant Name	Date Received	Address	Purpose
HO-SUB-2023.1	Michael & Cath	6/20/2023		PID: 000-095-826 subdivision of 10 acre lot into 2 5-acre parcels at 1305 Sollans Rd on Hornby Island.
Planner	Status	Most Recent Completed Activity		
Marlis McCargar	Administrative Review	Generate and Send Referral Response Form		

Temporary Use Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20260103	Dierdre Atkinson	3/10/2026	9925 CENTRAL RD, HORNBY ISLA	
Planner	Status	Most Recent Completed Activity		
Ian Cox	Under Review	Generate Complete Application Letter		

Islands Trust

LTC EXP SUMMARY REPORT F2026
Invoices posted to Month ending January 2026

635 Hornby Invoices posted to Month ending January 2026		<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65050-635	LTC "Executive Expense on LTC's"	1,705.00	969.90	735.10
65200-635	LTC - Local Exp - LTC Meeting Expenses	2,220.00	1,399.13	820.87
65210-635	LTC - Local Exp - APC Meeting Expenses	2,910.00	0.00	2,910.00
TOTAL LTC Local Expense		<u>6,835.00</u>	<u>2,369.03</u>	<u>4,465.97</u>
Projects				
73001-635-2004	Hornby OCP/LUB	18,750.00	11,852.62	6,897.38
TOTAL Project Expenses		<u>18,750.00</u>	<u>11,852.62</u>	<u>6,897.38</u>

Hornby Island Local Trust Committee Policies & Standing Resolutions

No.	Meeting Date	Resolution No.	Issue	Policy
1.	January 27, 2017 UPDATES-below: September 28, 2018 November 6, 2020 October 8, 2021	HO-2017-011 UPDATES-below: HO-2018-070 HO-2020-081 HO-2021-053	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED that the Hornby Island Local Trust Committee adopt the following Standing Resolution: 1. That whereas the Hornby Island Local Trust Committee intends to facilitate a community process to review residential density to address community housing needs, which may result in amendments to the Official Community Plan and Land Use Bylaw, it is resolved that related enforcement actions against properties identified as: a) Lot B, Section 15, Hornby Island, Plan 24652 (1655 Central Road); b) Lot B, Section 6, Hornby Island, Plan 30442 (7205 Central Road); and c) Lot 6, Section 10, Hornby Island, Plan 26332 (2475 St. Johns Point Road) shall be held in abeyance; 2. That nothing in this enforcement policy should be interpreted as giving permission to any party to violate Hornby Island Land Use Bylaw No. 150 and the Hornby Island Local Trust Committee may change this policy at any time and may give direction to commence enforcement activities with respect to the identified properties at any time without notice; and 3. That unless the Hornby Island Local Trust Committee extends the effective period, this enforcement policy expires on October 31, 2018 or when the housing needs project is complete, whichever is the sooner.
2.	August 3, 2018	HO-2018-044	Processing non-medical cannabis retail license applications	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following Standing Resolution with respect to the processing of non-medical cannabis retail license applications: • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical.

No.	Meeting Date	Resolution No.	Issue	Policy
				- The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. - However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: - Name of the applicant and a description of the proposal in general terms - The location of the proposed establishment and the subject site - The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered. - The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application - How public comments may be submitted to the Local Trust Committee.
3.	September 28, 2018	HO-2018-070 See HO-2017-011 above	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee extend the effective period of Standing Resolution HO-2017-011 to expire on October 31, 2020 or when the Housing Review Project is complete, whichever is the sooner.
4.	January 25, 2019	HO-2019-007	Notices of intention to apply for a federal cannabis license	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following standing resolution: “That the Hornby Island Local Trust Committee request that Notices of Intention to Apply for a Federal Cannabis License be forwarded to the Local Trust Committee upon receipt by the Islands Trust.”

No.	Meeting Date	Resolution No.	Issue	Policy
5.	May 24, 2019	HO-2019-038	First Nations Relationship Building	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples, Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to: a) Annually, write a letter to First Nations, (re)introducing Trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area.
6.	June 26, 2020	HO-2020-055	Standing Resolution regarding Restaurant Expansion during COVID Emergency Response - Staff Report	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following standing resolution: That the Hornby Island Local Trust Committee has no objection to Liquor and Cannabis Regulation Branch issuance of Temporary Expanded Service Area Authorizations for liquor primary and manufacturer licensees in the Hornby Island Local Trust Area.

No.	Meeting Date	Resolution No.	Issue	Policy
7.	November 6, 2020	HO-2020-074	Proactive Enforcement of Year-Around Unlawful Housing	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the following Standing Resolution: That enforcement on unlawful permanent dwellings be deferred until such time that the Local Trust Committee can review the critical housing supply issue on Hornby Island or until December 31, 2021.
8.	November 6, 2020	HO-2020-081 See HO-2017-011 HO-2018-070 above	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee amend the expiration date of Standing Resolution No. HO-2017-011 to December 31, 2021.
9.	October 8, 2021	HO-2021-053 See HO-2017-011 HO-2018-070 and HO-2020-081 above	Enforcement actions against three specific properties for unlawful dwellings	It was MOVED and SECONDED, that Hornby Island Local Trust Committee amend the expiration date of Standing Resolution No. HO-2017-011 to December 31, 2023.
10.	October 8, 2021	HO-2021-054	Enforcement actions on unlawful permanent dwellings – deferral	It was MOVED and SECONDED, that Hornby Island Local Trust Committee adopt the following Standing Resolution: That enforcement on unlawful permanent dwellings be deferred until such time that the Local Trust Committee can review the critical housing supply issue on Hornby Island or until December 31, 2023.
11.	September 9, 2022	HO-2022-053	Model Cell Tower Consultation Process	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee adopt the Islands Trust Model Strategy for Antenna Systems.
12.	January 23, 2026	HO-2026-001	No bylaw enforcement on existing and proposed farm-based agri-tourism accommodation uses	It was MOVED and SECONDED, that the Hornby Island Local Trust Committee implement a Standing Resolution to direct Bylaw Enforcement staff to take no enforcement action with respect to existing and proposed farm-based agri-tourism accommodation uses until the Local Trust Committee completes the major project Official Community Plan/Land Use Bylaw review.

Active Projects Report

Hornby Island

1. Major Project - Hornby Island Official Community Plan and Land Use Bylaw

Review

Activity:

Topic areas of focus: First Nations, Short Term Vacation Rentals, Housing, and the Riparian Areas DPA and that the project include APC recommendations regarding the LUB referenced in the March 26, 2021 LTC meeting agenda package. Update: add consideration of steep slope area regarding heritage portion of central road to ford cove and consideration of wetland categories.

Responsible

Dates

Sonja Zupanec

Rec'd: 06-Nov-2020

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1. <i>OCP</i>	Responsible	Date Received
- Ford's Cove Neighbourhood and Transportation Plan - Aquifer Classification System: A review of the aquifer classification system as described in the email letter from Sadie Chezenko dated December 19, 2021 - Freshwater Sustainability: LTC project absorbed into regional project managed by RPC in 2018-2022 term		09-Sep-2022
2. <i>OCP & LUB</i>	Responsible	Date Received
- Climate Change: Address climate change through amendments of OCP policies and LUB regulations - Regional Conservation Plan: Consider amendments to the OCP and LUB that would make these documents consistent with the Regional Conservation Plan		09-Sep-2022
3. <i>Advocacy and Communications</i>	Responsible	Date Received
- Marine Protection: Ongoing participation in public education, advocacy and regional processes with respect to the marine environment and shoreline protection.		09-Sep-2022
4. <i>LUB</i>	Responsible	Date Received
Consider zoning amendments to allow chickens (but not roosters) in all zones. Consider excluding cisterns from setback regulations.		09-Sep-2022

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5. *Administrative*

Responsible

Date Received

- Consider the use of Covenants (enabled under S. 219 of the Land Title Act) in conjunction with rezoning applications, to reduce the direct impacts of development on Indigenous culturally sensitive areas.

20-Jan-2023

6. *Bylaw Enforcement*

Responsible

Date Received

7. *First Nations*

Responsible

Date Received

- Participate in heritage and traditional knowledge mapping with the K'omoks First Nation.
- Consider the use of covenants in conjunction with rezoning application to reduce the direct impacts of development on indigenous culturally sensitive areas.
- improve communications with K'omoks First Nation by setting up regular LTC/Chief and Council meetings to discuss a wide range of issues of mutual concern.
- Consider the development of an agreemetn similar to the qathet Regional District, City of Powell River and Tla'amin First Nation.
- Work with K'omoks First Nation to determine how they wish to be engaged, information circulated in review of development and policy plans.
- Consider inviting K'omoks representatives to attend as non voting members and Advisory Planning Commission and Local Trust Committee meetings.

05-May-2023

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8. <i>OCP & LUB</i>	Responsible	Date Received
Staff to prepare briefing on farm stand regulations using other LTC bylaw examples. On hold until OCP/LUB project completed.		13-Sep-2024