



Hornby Island Local Trust Committee Minutes of Regular Meeting

Date: March 20, 2026
Location: Hornby Island Community Hall
Central Road, Hornby Island, BC

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

Staff Present: Renée Jamurat, Regional Planning Manager
Ian Cox, Planner 2 (electronic)
Rob Pingle, Planning Technician (electronic)
Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were approximately 51 members of the public in attendance.

1. CALL TO ORDER

Chair Peterson called the meeting to order at 11:38 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

By general consent, the agenda was approved as presented.

4. REPORTS

4.1 Trustee Reports

Trustees Allen and Scott did not provide reports.

4.2 Chair's Report

Chair Peterson reported the following:

- The recent Trust Council meeting focused on the adoption of the budget which will result in a property tax increase of \$20 to \$40 based on the average value of homes located within the Trust Area;
- The Draft Trust Policy Statement project will not be completed by the end of the current term as referral responses and community feedback continue to be analysed and considered by Trust Council.

4.3 Electoral Area Director's Report - None

4.4 Islands Trust Conservancy Report - None

5. PUBLIC COMMENTS

Chair Peterson noted the Meeting Procedures Bylaw specifies a public comment period be limited to 15 minutes, which can be extended by the Local Trust Committee. He stated a significant number of comments have been received regarding short-term vacation rentals during previous public comment period, at the March 3 special meeting, and through email and asked that members of the public speak to new information not already heard.

Several members of the public spoke to the requirement of permanent residency as a condition of operating a short-term vacation rental and the following points were recorded:

- Part time residents have been coming to the island for years and are considered members of the community;
- The requirement will impact the younger population and the economy negatively;
- Over 40% of home owners are part time residents and members of the community will be harmed if the permanent residency requirement is enacted;
- Those that are not permanent residents will be cut off from coming to the island that they have been coming to for years;
- Many island homes are multi-generational properties and without the ability to offset costs through vacation rentals there will be a permanent loss of families;
- Families have inherited properties and if they can not rent them, they will sell them and this will change the demographics of the island;
- Islanders share the same values of sustainability regardless of residency status.

A member of the public spoke to short-term rentals not being permitted in winter months, the negative impacts of the residency requirement, and asked what the selection process would be if all applicants met the requirements of a Temporary Use Permit and there were more applications than the cap.

A member of the public stated the number of rental units compared to population works out to 1 in 10 which results in negative impacts on the community and Trustees are supposed to represent the entire island and not only rental operators who make up a small percentage of the population.

A member of the public stated vacation rentals represent less than 10% of the population coming to island in the summer months, members of community will be harmed due to the impacts of the permanent residency requirement, the province excluded the Gulf Islands from this requirement, there has been no independent analysis to support a cap or residency requirement, the Local Trust Committee is closing the door on operators that have been compliant for decades, and short-term rental growth has been contained. They asked the Local Trust Committee to remove the permanent resident requirement and set a cap based on the current number of legal operators.

A member of the public stated four years ago the reasons given to cap short-term rentals were ferry overload and water and septic issues, the Local Trust Committee has not taken into account what has been done in the four years since, the decision will affect workers, operators are doing a good job, and they think Trustees are not hearing what is being said.

A member of the public stated the process is flawed, there is no objectivity, and the issue should be set aside until a new council is elected and can put a process in place that accommodates everyone.

By general consent the public hearing period was extended by 10 minutes.

A member of the public stated Hornby belongs to all of BC, tourism is being cut off, and concerns can be addressed in other ways by raising the bar on type of visitors that come.

A member of the public, representing the Hornby Island Community Economic Enhancement Corporation stated approximately 60% of Municipal and Regional Tax (MRDT) revenues collected on Hornby are directed towards workforce housing, \$250,000 has been accumulated and dedicated to affordable workforce housing, balancing housing needs and economic vitality is complex, their intention is to ensure the relationship between legally operating accommodation providers, workforce housing and the funding that supports these initiatives is understood and that implications for MRDT supported programs need to be considered before moving forward.

A member of the public, representing the Hornby Island Community Economic Enhancement Corporation submitted a letter requesting the Local Trust Committee provide support for the affordable workforce housing initiative including reconsideration of a letter of support for securing tenure on the proposed Crown land site based on the progress that has been made through discussion with the Comox Valley Regional District and the urgency of the housing need. They also request that the correction to the Public Use zoning be separated from broader bylaw amendments and fast-tracked.

A member of the public spoke to the potential negative impacts of the residency requirement and asked Trustees to not move forward, leave the decision for the next council, and hire professionals to provide information on how to keep the community economically viable.

6. MINUTES

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

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

6.2 Local Trust Committee Special Meeting Minutes dated March 3, 2026 - for adoption

By general consent, the Local Trust committee meeting minutes of March 3, 2026 were adopted.

6.3 Section 26 Resolutions-without-meeting Report - None

6.4 Advisory Planning Commission Minutes - None

7. BUSINESS ARISING FROM MINUTES

7.1 Follow-up Action List Report dated March 12, 2026

The Regional Planning Manager provided an update on the Follow-up Action List and noted the September 13, 2024 request for staff to prepare a briefing on farm stand regulations was on hold while the major project underway.

The Local Trust Committee requested the item be moved to the Minor Projects list.

8. DELEGATIONS - None

9. APPLICATIONS AND REFERRALS

9.1 PLALR20260065 (9925 Central Road) - Staff Report

The Planning Technician summarized the staff report and highlighted the following:

- The application to the Agricultural Land Commission is to permit a non-farm use on land in the Agricultural Land Reserve;
- The Local Trust Committee determines if they wish to forward the application to the Agricultural Land Commission;
- The Property owner has applied for a Temporary Use Permit to allow the use on the property;
- If the Agricultural Land Commission approves the application the Local Trust Committee can proceed with considering the Temporary Use Permit application.

The applicant's representative was in attendance and presented the following:

- The owners of the property operate a cattle farm on land within the Agricultural Land Reserve;
- The fall fair and festival events do not impact the land's suitability for farming;
- Requested the Local Trust Committee to forward the application to the Agricultural Land Commission without comment or delay, and provide a letter of support confirming the urgency of matter;
- The application for a Temporary Use Permit needs to be in process for the Agricultural Land Commission application to be successful; however, they can not bring a Temporary Use Permit application forward until the Agricultural Land Commission approves the non-farm use application;
- The Agricultural Land Commission has indicated applications take 3 months to process; therefore, it will not come back to Local Trust Committee in time for the applicant to organize and host the events;
- A one-year hiatus will harm the long-term viability of the festival;
- They are already contracting artists and cancellation would result in financial penalties;
- Without required approvals in place it would not be possible to operate the events.

Discussion ensued and the following comments were noted:

- There is a letter of support included as part of the response;
- The only way to allow a use not currently permitted is through a Temporary Use Permit or a rezoning application;
- As long as the Temporary Use Permit application is open, and until such time a decision is made, the applicant can expect not to have bylaw enforcement to take place as confirmed by the Islands Trust Bylaw Enforcement Manager;
- The Planner will consult with Agricultural Land Commission staff to confirm if a Temporary Use Permit can be issued in advance of the Commission's decision, and if permitted it can be brought back to the Local Trust Committee at the May 1 meeting.

HO-2026-016

It was MOVED and SECONDED

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 including a letter of support with the following comment:

Subject to Local Trust Committee 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.

CARRIED

10. LOCAL TRUST COMMITTEE PROJECTS

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

The Regional Planning Manager summarized the staff report and highlighted the following:

- Amendments, as directed at the March 3 meeting, have been incorporated into the draft bylaw including a cap of 65 Temporary Use Permits, the requirement for principal residency, and draft guideline language;
- Should additional information be requested from staff it is unlikely that the bylaw would be approved prior to the end of the term.

Discussion ensued and the following comments were noted:

- The previous staff report recommended a cap of 87;
- There is no rationale for the principal dwelling requirement;
- Some Local Trust Areas have opted into the Provincial principal residency requirement;
- A Trustee noted their rationale for a cap of 65 was based on most municipalities not allowing more than 10% of homes be allowed to operate a short-term rental, there are on 635 homes on Hornby; therefore, the cap represents more than 10% of homes.
- A Trustee stated if the cap was set at 65, priority could be given to principal residents leaving a number of Temporary Use Permits available to non residents;
- Staff clarified the Local Trust Committee, through land use regulations, does not have authority to give priority to residents;
- The Local Trust Committee will be provided with a staff report to see how the Temporary Use Permit process will be administered.

HO-2026-017

It was MOVED and SECONDED

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 by changing the number in section 1.11 (b) from 65 to 87.

CARRIED

HO-2026-018

It was MOVED and SECONDED

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 by removing section 1.11 (c) vi.

CARRIED

HO-2026-019

It was MOVED and SECONDED

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 as per Attachment 2 as amended of the staff report dated March 20, 2026.

CARRIED

HO-2026-020

It was MOVED and SECONDED

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 read a second time as amended.

CARRIED

HO-2026-021

It was MOVED and SECONDED

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).

CARRIED

The meeting was recessed for a break at 1:32 p.m. and reconvened at 2:05 p.m.

11. CORRESPONDENCE - none

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

12. NEW BUSINESS

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

Received for information.

13. STAFF REPORTS

13.1 Hornby Island Local Trust Committee Meeting Procedure Repeal Bylaw No. 179 - for Adoption - Request for Decision

The Chair noted the Local Trust Committee adopted Trust Council Bylaw No. 197 Local Trust Committee Meeting Procedures Bylaw; therefore, the Hornby Local Trust Committee Meeting Procedures Bylaw can now be rescinded.

HO-2026-022

It was MOVED and SECONDED

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.

CARRIED

13.2 Short Term Rental Accommodation Act - Principal Residence Requirement Opt-In Update - Briefing

The Regional Planning Manager noted the Executive Committee briefing is a reminder that the annual deadline to opt-in to the provincial principal residence requirement for short-term rental accommodations is March 31.

The briefing was received for information.

13.3 Extending Advisory Planning Commission Appointments - For Discussion

Trustee Allen inquired if it was possible to renew Advisory Planning Commission appointments and the Regional Planning Manager noted the Local Trust Committee can renew appointments by resolution at an in-camera meeting or they can request staff to bring back a report.

HO-2026-023

that the Hornby Island Local Trust Committee request staff bring back a report on the renewal of Hornby Island Advisory Planning Commission appointments at the next Local Trust Committee meeting.

CARRIED

13.4 Trust Conservancy Report - None

13.5 Applications Report dated March 12, 2026

Received for information.

13.6 Trustee and Local Expense Report dated January, 2026

Received for information.

13.7 Adopted Policies and Standing Resolutions

Received for information.

13.8 Local Trust Committee Webpage - None

14. WORK PROGRAM

14.1 Active Projects Report dated March 12, 2026

Received for information.

14.2 Future Projects Report dated March 12, 2026

A member of the public requested that community housing being added into the Public Use Zone and that this be separated out from the major project to fast track it.

Discussion ensued and the following comments were noted:

- Item 1.8 of Bylaw No. 177 addresses the Public Use Zone;
- If it were to be separated out as a minor project the major project would be required to be put on hold to enable staff capacity to work on a minor project and the quickest way to advance it is to keep it within the bylaw;
- The Regional Planning Manager noted she can address the question with the Project Planner.

Discussion ensued regarding the Local Trust Committee providing a letter of support to permit community housing on crown land and Trustee Allen will work with Regional District Director Arbour to inform the discussion at an upcoming meeting.

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

By general consent, the meeting was adjourned at 2:26 p.m.

Tim Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder