



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