

From: Amanda Zielinski [REDACTED]
Sent: Monday, August 31, 2026 9:04 AM
To: northinfo <northinfo@islandstrust.bc.ca>
Cc: Rob Zielinski [REDACTED] Anna Zielinski
[REDACTED]
Subject: PL-TUP-2026-0187

Dear Ian,

Here are our comments related to PL-TUP-2026-0187.

We oppose the granting of this Temporary Use Permit for the following reasons:

- The unit has already been constructed. This 'accessory building' was a woodshed with a considerably smaller footprint. 'Ask forgiveness not permission' is standard practice with Islands Trust, and with this applicant in particular. Every time they receive a retroactive approval, Islands Trust notes 'this is the last time'. Please earn everyone's respect by upholding the requirement to apply before construction.
- These units add density to properties that have already been repeatedly developed over capacity, then approved retroactively, then redeveloped again.
- We have heard that these units may be rented to BC Ferries employees. While they certainly could be considered workers in need of housing, we don't think this is what the community has in mind when the applicant says 'we are building worker housing'. Many might believe that these units would house workers of Ford's Cove Marina Ltd., however the application does not specify.
- The applicant may charge rent for these proposed units, which creates a new revenue stream for them. This opportunity to profit is not universally available to all properties on Hornby, and as such confers unfair advantage.
- We are concerned about additional demands on water sources and sewage disposal.
- We doubt the ability of Islands Trust to enforce the usage as worker accommodation vs short term accommodation units. This is even more of a concern if the property were to sell, which has the social effect of 'grandfathering' existing structures, yet resetting their use to the interests of the new owner.
- We doubt the ability of Islands Trust to inspect and enforce the permit, should it be granted. For example the 'store/restaurant' building 'as built' does not match the permit applied for. Existing parking, already voluntarily reduced by Islands Trust decisions, does not even meet the reduced amount required. It is simply impossible to fit yet three more parking spaces onto the lot in question. Neighbourhood effects of this poor decision making by Islands Trust are ongoing.
- These units could be occupied full time, nothing in the application prevents it. So the application is to add three full time residences to the current zoning. In our opinion, this requires a rezoning application, not a Temporary Use Permit.

Thank you for considering our comments. Please confirm that you have received our letter.

Best regards,

Amanda Zielinski

Rob Zielinski

Anna Zielinski

Amanda Zielinski (she/her)

[REDACTED]

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