

From: les Brown <[REDACTED]>

Sent: Monday, March 2, 2026 6:40 AM

To: Alex Allen <aallen@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>; Sonja Zupanec <szupanec@islandstrust.bc.ca>; HISTRA Association <hornbysshortterm@gmail.com>

Subject: Vacation rental bylaw special meeting Friday March 3rd 2026 Les Brown

Good morning all,

In regards to the upcoming meeting I will not be able to attend but I do have questions for the two trustees and the chair and would like some answers to my questions, i will be watching on zoom thanks for making that happen. looking forward to the answers, thank you 😊 .

In my opinion I think that the current system is and has been working fine and I see no reason for the TUP program first off....All of us that belong to HISTRA follow the guidelines that the HISTRA board has arrived at septic, water, parking, guest numbers etc. If the TUP program goes ahead I think that all currently operating legal and compliant vacation rentals that meet the regulations should be granted a permit.

In regards to the septic system certification / inspection proposed, I believe all property owners on Hornby have a responsibility in regards to stewardship of the water system and any requirement should also be met by *ALL* home owners on the island and if there is a disagreement in this regard please state the reasons....I am doing my part (I have spent tens of thousands of dollars to meet govt standards) why should others be exempt from following the same rules just because they may not be renting their home. There is no difference in the septic output... what is good for one is good for all in the interests of Hornby.

How and why would you propose a cap before identifying how many existing, legal operators are eligible? Do you have a proposed cap in mind, and what evidence supports it as appropriate for Hornby?. If you are proposing to cap the number of rentals, first off do you have an accurate verifiable number of homes that are renting and how did you get this number, facts please Grant was heard to say that he has a number in his head...that is not the job of the trustees it is the job of the people....It should be a transparent community led process involving HISTRA and APC.

Secondly who gets to select the number that it is set at.... Who will be involved in setting and reviewing the cap (APC, HISTRA, community, staff), will it be reviewed over time and how would decisions be made between equally qualified applicants? I have people, friends, that have stayed with me for ten / twelve years that love coming on their

annual trip to Hornby that book 12 months in advance how much notice will there be if the TUP does go ahead ?

Look at enabling the transition to CVRD licencing when a viable program exists.. hopefully in the not too distant future.

Both trustees Alex and Grant are here to represent the homeowners and people on Hornby they are not here to represent their own opinions and views... they are to be impartial and follow the will of the majority. Please follow this doctrine, this has not always been the case in the past but going forward with important issues such as this, this absolutely needs to happen.

There are many very important questions in regards to the Proposed TUP's if this happens.

Is there a cost of submitting such a TUP and what is that cost and how will it be arrived at ?.. proof is required, not just... oh I think we need this to cover the cost. There is no need to mimic other places. The cost should be minimal if implemented... When will requirements be made public if this goes forward ? What will be required for a renewal as opposed to the initial application, why is a site plan required ?

In my opinion there should be no cost associated with the submission of a tup if you are not assured of receiving the TUP.... I propose that the numbers be the same as are currently operating legally and meeting all conditions as per the HISTRA board recommendations. The effects on reducing the current numbers will have a dramatic effect on all businesses on the island...think of Sea Breeze for example and wedding guests, artists of all stripes, restaurant's, the CO- Op that makes a large part of its money during the summer. Not to mention various trades people and other help that we all employ to do projects that we will otherwise delay or not do. You have a small minority pushing this issue that will not be affected and again any action going forward should be the will of the majority of the people.

Regards, Les Brown