

From: EG Eppich <[REDACTED]>
Sent: Wednesday, March 11, 2026 5:53 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Hornby Island vacation rental bylaw

To whom it may concern,

thank you for the time and effort you are putting into addressing housing challenges in our community. We understand that one of your key goals is to support affordable housing and ensure that Hornby remains a place where people can live and work year-round. We appreciate that this is not an easy balance to strike.

Many of us who own cabins here are not operating large vacation rental businesses. Our cabins are primarily family places that are used throughout the year, and we rent them occasionally simply to help offset rising costs such as property taxes, insurance, and maintenance.

The proposed changes—particularly the principal residence requirement and the cap—create a real concern for families like ours. If occasional rentals are no longer possible, some owners may feel pressure to sell. In many cases the likely buyers will be wealthier second-home purchasers who do not need rental income and who may rebuild larger homes. Those properties would likely be used only periodically and would not contribute to the rental housing stock.

Even if existing cabin owners choose not to sell and simply stop renting, those cabins will not become long-term housing. They are seasonal properties, often small and remote, and they will remain family cabins rather than housing units for the local workforce.

Our concern is that the policy may unintentionally reduce the diversity of ownership on Hornby without meaningfully increasing the amount of housing available for residents. At the same time, it may lead to the loss of many of the modest, locally built cabins that give this community its character.

We respectfully ask that the Islands Trust consider an approach that distinguishes between full-time commercial vacation rentals and low-intensity family cabin rentals that occur only occasionally. Allowing some limited flexibility for these situations could help families continue to keep their properties while still supporting your broader housing objectives.

We appreciate your willingness to listen and to consider the impacts of these changes on long-time cabin owners, the broader community, and the character of Hornby.

Thank you for your service and for considering these perspectives.

Elisabeth Eppich