

**From:** Eulala Mills <[REDACTED]>

**Sent:** Wednesday, March 11, 2026 3:49 PM

**To:** Alex Allen <aallen@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>

**Cc:** Sonja Zupanec <szupanec@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>

**Subject:** The Devistating Impact of the Decisions made by the LTC March 3rd

Dear Alex, Grant and Tim

My family first came to Hornby in 1967 when I was a very small child. For 20 years we were 'Summer People,' renting various houses every summer and sometimes in the fall and winter too.

In 1987 my mom, Opal Clarke, finally found her oasis. She bought an uncleared lot, built her home and lived in it until 2019.

After her fall, having broken her hip, she was unable to return, and we began to offer Vacation Rentals to help offset the exorbitant cost of her care. She was adamant that her home was to go to me and then to my daughter, it was written in her final wishes. Selling was, to her, a betrayal, renting in the summer was a gratefully accepted option to keep her house for her family.

Since she passed in late 2021, her beloved home – we still call it 'Grammas' – has come to me to maintain and care for so that it can then pass along to my daughter.

Over the past 5 years I have done well over \$200,000 of maintenance work to catch up on the many things that were needed, and there is a lot left to do. Wherever I can, that work goes to locals, supplies come from local businesses, rentals are managed by a local company, cleaners are local, garden support is local, plumbers, electricians, septic service – all Hornby workers.

I offer our family home for rentals 10-12 weeks between late June and early September. The rest of the year I am on the island about half time.

I am not wealthy. While I've worked hard all my life, I cannot afford a second home, especially one needing so much work, unless I am able to offer it to select and responsible guests.

I am provincially registered, have a certified septic system, and a rainwater harvest water system. My guests have an enforced water usage limit, and they are required to bring their

own drinking water. My capacity is six. I have proper parking and signage, and all my neighbours know to reach out to me or my on-island property managers if they have any concerns. I have never had a complaint, and I check in with all my neighbours at the end of every season to ensure nothing of concern happened.

I do everything I can to be a model Vacation Rental host and ensure my rentals benefit my neighbours, the Island community and the Hornby economy.

Don't you want the Vacation Rentals to be open and visible instead of secretive and unmanaged?

Why do you want a system that punishes me and those like me, who do everything they can to rent responsibly and respectfully, while those renting illegally and underground face no consequences, given the state of bylaw resources?

I will be forced from the Island, and my mother's legacy to her family will be lost, if the permanent resident requirement is added to the Vacation Rental TUP.

Even if you fix that, I could still lose her home if I'm not one of the 'lucky winners' with a cap set at 65, a number that is certainly below the current number of legal Vacation Rentals.

If I am forced to sell my mother's home, it won't help to create affordable housing, it won't reduce the summer population - just because it's not rented doesn't mean it will be empty—and it's unlikely to be owned by someone who grew up then raised their family in the community and has Hornby in their bones.

Please remove the Permanent Resident requirement from the TUP requirements and allow every currently operating, legal Vacation Rental that meets the TUP requirements to continue with a TUP.

I understand that you have a duty to protect the rural character of the Island.

I don't understand how you can believe that I, and all the other legal and responsible Vacation Rental hosts, hurt it.

Sincerely,

Eulala Mills

A solid black rectangular redaction box covering the signature area.