

From: Liz Thurbide [REDACTED] >  
Sent: Wednesday, March 11, 2026 5:32 PM  
To: Alex Allen <aallen@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>;  
Timothy Peterson <tpeterson@islandstrust.bc.ca>; Sonja Zupanec  
<szupanec@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>  
Cc: Association HISTRA <[REDACTED]>  
Subject: Hornby Island Proposed changes to Vacation Rental bylaws

Dear Trustees Alex, Grant and Tim and Island Trust Staff,

I have quietly followed the Vacation Rental Bylaw drafting and approval process and was struck by the change in tone of the proposed changes from the March 3rd meeting. The previous meetings were all about compromise and what made the sense for the collective island, both permanent residents and part-time residents.

A little about us. We have been the proud owners of a small cottage on Hornby since 2018 that is only suitable for seasonal occupancy as it is built on stilts and has a limited heat source. When we are not using it ourselves in the summer months we have rented to four families annually for a maximum of five rented weeks a year.

We do not advertise our cottage on any of the rental platforms. We are registered for and have paid both PST and MRDT on this rental income. We have registered with BC STVR and paid the fee of \$461.50. We paid to become compliant with the septic tank and water requirements. To summarize, we have done everything that was asked of us to continue to rent our cottage under the existing framework.

By limiting the rentals to Principal Residents you will effectively eliminate the PST and MRDT income on our cottage as well as income that our guests provide to our cleaner (a Hornby Island permanent resident), the vendors at the Wednesday and Saturday community market, and the Co-Op, Lix, Verizo, Sea Breeze and Ford Cove to name just a few businesses. The knock-on effect of closing all the part-time resident vacation rentals will be a disaster to the Hornby economy.

Please reconsider your requirement to limit vacation rentals to only Principal Residents. We are great part time residents and our guests look forward to supporting Hornby annually.

Please reconsider your cap of 65 rentals for Hornby. Until you know how many are actually on the island and how many are registered, making an arbitrary cap is flawed.

May I suggest that you consider grand-fathering in those that are registered and paying taxes annually to support the community.

Sincerely,

Liz Thurbide