

From: Lee-Anne Marshall <[REDACTED]>

Sent: Thursday, March 12, 2026 6:26 PM

To: aallan@islandstrust.bc.ca; Grant Scott <gscott@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>

Subject: Reduction in STVR on Hornby

Dear Hornby Island Trustees,

I am writing to you a second time to urge you to reconsider your decisions made at the HISTRA meeting on the 3rd March, 2026.

The impact of these decisions seriously affect myself as a property owner and the Hornby Islanders, employed by me.

I have been coming to Hornby for decades, and was finally able to purchase my dream - a small seasonal cabin on the ocean (in a low density STVR area). I am surrounded on all sides by owners (who are now my friends) who do not rent out their properties. I purchased this little two-bedroomed cabin from the people I had previously rented from and who had run it as a STVR. I still rent each Summer to the same group of people that rented it before I owned it. I have kept the weekly rent still affordable. I have registered it with the province and pay all the taxes.

Being in a position to recoup some revenue from the property was the only way I could get a mortgage and afford it.

Then, I was forced to retire early as I had a serious cancer diagnosis followed by extensive surgery and treatment. I am now been in remission for 5 years.

My reduced pension (because of early retirement) only covers the mortgage for my cabin, and the means for food and gas. I live in Duncan with my husband, who is still working. We enjoy weekends at the cabin on Hornby in the off-season.

I employ a Hornby Islander to clean the cabin weekly during the busy summer months. I employ a Hornby Islander to do all the required work on the cabin during the off-season. He recently put on a new metal roof, rebuilt two retaining walls, rebuilt the deck, removed two old outhouses (the cabin has a new septic system) and installed a new shower Insert. I have a local clean my chimney and do the WETT inspection, another replaces my filters for the well, and a local arborist that manages the trees.

Consequences of March 3rd Decision

If I am no longer able to rent out my cabin, I will be forced to sell it, probably at a significant loss given that there will likely be multiple listings by people in the same situation as myself, and, given the current market situation.

My cabin is seasonal and not suitable for year round living, therefore will not be an option to the unhoused people on Hornby. Nor for my husband and I for that matter, once he retires. The local Hornby Islanders that I employ will no longer have my business, or the business of other owners like myself.

I urge you once again to reconsider your decision. Please permit current owners to continue running their legal STVRs, provided they meet all the requirements that you have set for the TUP.

Allow attrition (or as a penalty for non-compliance with the bylaws or TUP requirements) to gradually reduce STVR numbers over time.

Yours respectfully

Lee-Anne Marshall

