

From: Patrick Lui [REDACTED] >

Sent: Friday, March 13, 2026 2:42 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: Hornby Island Short Term Rental Bylaw Revision; Principal Residency and Cap

Dear Grant, Alex, and Tim,

After attending IT meetings for the last 4 years, I was stunned to hear you reverse direction without warning to propose the Principal Residency requirement and reduce the cap to 65 at your electronic meeting on March 3. While I appreciate your consideration for full time Hornby residents, I encourage you to reconsider treating part time residents as somehow less than other members of our community. These people are our friends and neighbours; we celebrate milestones, birthdays, marriages, and mourn deaths together. To cast them as strangers is both misguided and hurtful. Part time residents volunteer, donate, and contribute to our society, right down to our taxation system. Without the support of part time residents, full time residents would bear a heavier load for our tax funded services, including the Islands Trust. In short, our part time residents deserve fair treatment for TUP status because they directly contribute to our shared way of life. While you may take examples from other municipalities, countries and societies, your decisions must take into account the uniqueness of Hornby's special character and make up.

Grant, you mentioned Principal Residency as a way to "keep the money on Hornby island". While I don't have numbers, I ask you to consider how our visitors who stay in STRs hugely and favourably impact our local economy and how the MRDT, which Vacation rentals generate 75% of, does stay on the island. At the March HIRRA Assembly meeting HICEEC reported there is \$200,000 collected from MRDT funds so far dedicated to creating affordable housing. Of course, the most direct way money stays on the island is the many local jobs STRs generate. On a personal note, the Principal Residency requirement will close my rental management business, something I've spent 10 years of my life building.

I urge you to remember everyone who has spoken at the last few Trust meetings about vacation rentals have unequivocally agreed to the proposed regulations, including septic certification and potable water. It shows Vacation Rental owners are actively investing in the Islands Trust mandate to Preserve and Protect the island. Vacation Rentals will hopefully serve as the forerunners and set precedent for homes island-wide to adopt these regulations, a better strategy to Preserve and Protect the environment and groundwater than Principal Residency or Severe Capping.

Planner Zupenac reported there are 87 Provincially Registered Vacation Rentals on Hornby and HISTRA counted 98. By capping the number at 65 you are reducing the number of Provincially Registered STRs by 25%-35%, a drastic reduction by most people's reckoning which could have untold consequences across our community. If you still think it necessary to reduce the number of rentals, it makes better sense to stay close to the number registered to first test the waters and avoid doing more harm than good.

Please do not adopt the Principal Resident Requirement and reevaluate the cap.

Thank you for your time and service to our community.

Be well,

Patrick Lui