

March 4, 2026

Dear Alex, Grant, and Tim,

As a 31-year resident, farm and B&B operator on Hornby, whose family has been deeply involved in community projects for decades, I write to you from a place of sincere connection to this island and its economic sustainability.

I have closely followed the multi-year discussions on proposed STVR bylaw changes, believing the core objective was to achieve **BALANCE** for our community—balancing density, environmental sensitivity, and the local economy.

I was genuinely shocked by the drastic shift in position taken by the Trustees at the March 3rd meeting. The decision to drop the cap from the proposed 100 (as stated at the January 23rd Community Information Meeting), to 65 and add a permanent resident requirement is a severe blow to many community members. Property owners who are not full-time residents remain vital members and contributors to our community and the local economy. These overly restrictive measures will inevitably lead to negative impacts on local businesses and create further divisiveness on the island.

I urge you to reconsider these changes. Specifically, I request that you drop the permanent resident requirement and reinstate the cap of 100 to acknowledge and allow all currently legally operating STVR's to get Temporary Use Permits (TUPs) to continue operating. I feel that it's important to acknowledge these people for their compliance and integrity.

While I appreciate that one of the intended outcomes of developing new STVR regulations is to help address the housing crisis, these overly restrictive regulations are likely to be counterproductive. Vacation home owners, many of whom have held their properties for generations, will face one of two outcomes: being forced to sell or, for a lucky few, simply hosting more friends and family. Neither of which will create housing, reduce the summer population (private homes do not have occupancy restrictions), water usage or ferry waits. The reality is that many vacation home owners will likely be forced to sell. Displacing one group of homeowners in an attempt to create homes for another is short-sighted and discriminatory.

There are currently several groups, including HISTRA, Wind & Waves, and My Hornby Stay, who actively advocate and monitor for STVR bylaw compliance. Understanding their practices—which also address environmental impact and density—could really continue to help foster community confidence that a successful and balanced model for STVR's is being built.

I feel that these current proposals are just too restrictive, unbalanced, and discriminatory and they are failing to align with the mandate of the Islands Trust to achieve community balance.

Respectfully,

Karen Young

