

Colleen Ellison



March 18, 2026

Hornby Island Local Trust Committee

I understand that three changes have been proposed to the Hornby Island Vacation Rental Bylaws. I am writing in support of part-time residents and, more broadly, all residents given the economic implications.

Although we do not currently rent our property or intend to apply for a Temporary Use Permit, I strongly disagree with the proposed changes:

1. Restricting TUP eligibility to principal (full-time) residents is discriminatory. Our family has owned property on Hornby since the 1950s, and as part-time residents we pay full property taxes while only accessing services intermittently. All residents benefit from these taxes. Rental income helps many owners offset rising costs; preventing part-time residents from renting creates unnecessary financial hardship.
2. Reducing the cap from 100 to 65 appears arbitrary and lacks clear evidence of benefit. This change could negatively impact both residents and the broader local economy. Vacation rentals currently contribute approximately \$2 million annually to local workers, businesses, and artists. A reduction would likely decrease economic activity across the island.

In summary, I respectfully request that the bylaws be revised to:

1. Remove the permanent residence requirement.
2. Maintain the cap at 100, allowing existing qualifying rentals to obtain a Temporary Use Permit.
3. Define short-term rentals as stays of less than 30 days.

Thank you for your consideration,

Colleen Ellison