

Elena Feder



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5 Pages

Dear Hornby Island Trustees,

I write to voice my dismay at your proposal to cap the number of vacation rentals at 65, sprung on attendees at the closing moments of the zoom meeting of March 3, 2025 together with the never-before mentioned principal residence requirement.

I am strongly opposed to the principal residency requirement and any capping that does not reflect a properly assessed, current number of vacation rentals on the island. Not only is this move not based on substantiated evidence resulting from carefully designed studies of the social impact and economics of the island, but the reality on the ground proves otherwise. The issue of water consumption, for example, cannot be argued on the basis of circumstantial observation of the water delivery truck's movements during the summer. What we need are easily obtainable studies of seasonal changes affecting the water table year over year, remediation statistics of unattended septic failures, and judiciously assessed and logged evidence of noise complaints caused by STVR owners and their guests.

Do these exist? Where can we find them if they do?

Even if water supply were indeed an issue, I am sincerely at a loss to understand how reducing the number of established STVRS offered to mostly regular visitors by either part or full time resident homeowners—who, like none others, have huge immediate and long term interest in maintaining their properties in keeping with the guardianship values that have sustained this island for decades—will make any difference since these homes will no doubt continue to be used throughout the year by owners, their families and friends.

What is even more of a puzzle is how the water supply problem and the, until proven otherwise, largely exaggerated issues of septic failure and noise complaints now attributed to summer visitors, will at all be mitigated by the existing *increase* in tacitly approved commercial rental units—such as the ones located where the old Thatch, once a vital community hub, used to be. To everyone's surprise, these are all being advertised and marketed as timeshares pre-approved for short term rental by the selling agents.

How does this make sense? Can time share apartments really replace the value the STVRs bring to the community (personal caring for the land, labour hires, commercial and personal spending, etc., etc.)? Why add one at the expense of the other? Why can't timeshares not

coexist with the established STVRs which already have commercial zoning tied to them under the legal protection afforded by our OCP?

An even bigger puzzle regarding what seem to be largely exaggerated and unsubstantiated issues with the triad of water, septic and noise, is the apparently *fait accompli* addition of an undetermined number of summer rental cabins officially planned by BC Parks for 2027—which will also entail substantial logging and paving over roads on pristine Tribune Bay, to boot. If the number of new accommodations already scheduled for completion in 2026 is any indication, the planned number of rental cabins at Big Trib will be bigger by several orders of magnitude than the current **67** campground units ranging from trailer pads to “micro cabins.” (see attached photos; refer to text in the left column).

How will these increases in rental accommodations diminish water consumption, septic considerations, not to mention noise? No matter how hard I try looking at the picture from any and every angle the math just doesn’t add up.

And it isn’t only those numbers not adding up that defy understanding. Why, we need to ask, are only tried and proven legal STVRs been required to apply for TUPs? TUPs are by definition temporary, subject to favoritism and bureaucratic disarray, not to mention of great and often unnecessary expense to owners. Is there a statistically proven, evidentiary social and economic basis to implement such a draconian measure? If yes, I ask you to please inform your community if this requirement is also being applied to time shares and the indeterminate number of rental cabins planned for our island? If not, why not?

There are additional issues of concern we would be better advised to spend our valuable time working on. To state the obvious, until now, as always, expenses associated with owning and maintaining our homes has fallen squarely on owners shoulders. Property taxes have steadily increased in proportion to the decrease in services. Despite high taxes we have no garbage removal or street lighting, and driving on our severely deteriorated roads are a growing challenge even in broad daylight. How about fixing the ever-worsening epidemic of potholes throughout the island? Where is our tax money going? Where is the money going to come from to fix our problems as measures such as the curtailment of STVRs further erode the island’s tax base? Do provincial parks pay taxes?

Over and above all of the above, and at risk of belabouring the obvious, the important question that remains to be asked of our elected representatives, who were entrusted with our community’s wellbeing and real sustainability, is: Why tamper with the legal protections offered by our OPC instead of recognizing its enduring value and protecting the island’s residents who

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fought so long and hard for it *because* of their love of this tiny island out in the middle of nowhere? To whose benefit will the proposed illegal alterations to our OCP work?

Let us not embark on a mission without a vision. In the words of Balzac, the 19<sup>th</sup> century chronicler of humanity's foibles: "Evil is never done so thoroughly and so well as when it is done in good conscience." There is still time to get this derailing train back in track. Your community will remember you for what you do, not for what you said you would do and didn't. It is never too late to do the right thing.

Submitted respectfully for your careful consideration.

Elena Feder

cc. HISTRA



## TRIBUNE BAY PARK RECREATION ENHANCEMENTS

**BC Parks is excited to welcome campers to Tribune Bay Park.** Since acquiring land adjacent to the park in 2021, BC Parks has been creating a long-term plan to enhance the natural, cultural and recreation values of the park. While there won't be many visible changes for the 2025 camping season, improvements are coming and the campground will look different in summer 2026. Here's what is underway:

**NEW LAYOUT AND CAMPING OPTIONS**  
A complete redesign of the current campground is underway. New sites will include a variety of camping options and sizes, including pull-through sites and small, basic cabins. A variety of electrified and non-electrified sites will be offered, as well as new pit toilets and shower building.

**REDUCED CAMPSITE DENSITY**  
The re-built campground will include more space and privacy between sites by reducing the number of campsites in the current campground. Options to rebuild the additional campsites at a new location in the park are being considered. Once the project is complete a similar number of campsites will be available.

**ENHANCING VISITORS' EXPERIENCE**  
Here are some other changes that are being made to enhance your experience:

- Improved access to the beach.
- A new playground.
- Gravel resurfacing for roads and campsites.
- Universally accessible showers, and
- Multi-year native planting plan, including Pacific crabapple, salmon berry and nootka rose.

The campground will also prohibit wood-burning campfires, which will provide healthier air for visitors and a lower risk of wildfires.

### PROPOSED 2026 CAMPSITE LAYOUT

**LEGEND:**  
- CEDAR FENCING  
- ELECTRICAL POWER  
- SITE NUMBER  
- PICNIC TABLE  
- PIT TOILETS  
- EXISTING TREES  
- NEW TREES

**IMPORTANT CONSTRUCTION SAFETY INFORMATION**

During construction, you can expect to see machinery, vehicles and personnel on site and within the community. To ensure public safety certain areas of the park may be temporarily closed. Please follow all construction signage and use caution during your visit to the park. Every effort will be made to minimize disruptions so that you can fully enjoy the park.

Construction closure information and other important advisories will be posted on site and in the "Advisories" section of the Tribune Bay Website. [bc.parks.ca/tribune-bay-park](http://bc.parks.ca/tribune-bay-park)

**PULL THROUGH CAMPSITES**

**PARK-BESIDE CAMPSITES**

**MICRO-CABIN**

**FOR PROJECT UPDATES VISIT**  
[helpshapebc.gov.bc.ca/tribune](http://helpshapebc.gov.bc.ca/tribune)



# PARK-BESIDE SITE

## MICRO-CABIN

