

From: Gordon Miller [REDACTED]
Sent: Friday, April 17, 2026 9:39 PM
To: SouthInfo <SouthInfo@islandstrust.bc.ca>
Cc: Blue Vista [REDACTED]
Subject: Regarding PLTUP20260124 (Costello & Baker) - 538 Arbutus Drive

We were just made aware of the request for renewal of this TUP and have a few comments to make.

As residents of Mayne Island, we are disappointed that Islands Trust is again considering renewing this Temporary Use Permit.

Like every community in BC, we are facing a housing shortage, particularly when it comes to work force housing. Many essential and hardworking members of our island are either under-housed or actively searching for stable, long-term accommodation.

Given these challenges, it is difficult to understand why policies would continue to support homeowners, acting as real estate investors, operating whole homes as short-term rentals, rather than encouraging their use as long-term housing for residents.

This may not have mattered 10 years ago, when the island's population was smaller and housing was more accessible. However, both population growth and housing costs have risen significantly, making this an increasingly urgent concern.

As commercial accommodation operators we felt comfortable buying Blue Vista Resort in 2019 in part because of the island's clear and balanced policies on short-term vacation rentals. The home occupation bylaw limited such use to resident, on-property owners, which struck us as a fair approach—allowing residents to supplement their income while minimizing noise and neighbourhood impacts, and maintaining a level playing field for commercial operators.

It is therefore difficult to understand why there is now consideration being given to policies that would enable non-resident investors to operate what are effectively small-scale hotels. At a time when housing is in short supply, the priority should be homes for residents, not an increase in tourist accommodation.

To be clear, outside of approximately 60 peak summer days, Blue Vista operates at less than 40% occupancy for most of the year. While this allows us to remain open, it does not generate sufficient revenue to fund the significant repairs and upgrades—such as roofing and bathroom renovations—that a property like this requires. Introducing additional short-term rental supply from investor-owned properties only exacerbates this challenge without providing meaningful benefit to the community.

Sincerely,

Gordon Miller & Lise Magee
Blue Vista Resort



Mayne Island