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Sent: Thursday, February 1, 2024 9:03 PM
To: South Pender Island Local Trust Committee <SouthPenderLTC@islandstrust.bc.ca>
Subject: Comments for 02 Feb. LTC Meeting

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S. Pender Island BC

Islands Trust

South Pender Island Local Trust Committee

Dear Committee Members,

It has come to my attention that the LTC is entertaining land use restrictions which would catastrophically impact our family. I am Richard Christy, a fourth generation Islander. I have the honor to curate, preserve and enjoy a heritage property at Gowlland Point that was settled by my relatives in 1897. From the early 1900s until 1952, the property has left family possession and returned on a few occasions. As young newlyweds, my parents, Deryck and Eveline Christy (nee Pender) acquired the property, where they lived, vacationed and retired. As 72 years of my immediate family's ownership rolls by on the calendar, my wife Cindy and I continue to cherish the land for future generations. Each of our three daughters has grown up at Gowlland Point, albeit "only" every summer and holiday possible. A baby due to be delivered next month will be the sixth generation of my family to be connected to this magical spot in the world. Like myself, education and career has steered the kids to places distant from Pender, but it is home in the most sincere sense of the word. The Church of the Good Shepherd has accommodated every Christening, marriage and memorial service imaginable within our family. We are deeply rooted in the community.

Our vision to retire at Gowlland Point and see our offspring's lives evolve here has been driven by tireless effort to hold and maintain the property. For the past 20 years, our ability to keep our Pender home has been enhanced by engaging in Short Term Vacation Rentals. The necessities of my occupation limit our time in the home. These two realities appear to be at odds with restrictions currently being entertained by Islands Trust. In combination, such a ban and tax would be an affront to hard working people trying to maintain a grip on our heritage. We would suffer financial harm from a prohibition on STVRs and a Speculation and

Vacancy Tax. Our ability to retain a generational family home will be in serious jeopardy if restrictions of this nature are adopted.

It has been stated that Islands Trust might “opt-in” to Provincial requirements on these matters. Knowing that the Gulf Islands and South Pender in particular are unique rural residential communities, with a strong self-identity and independent spirit, as well as a great economic reliance on tourism, I must ask; why would the Trust seek to “rubber stamp” Provincial mandates that were developed in an environment that bears no similarity to our own? Especially when those mandates stand to harm long-standing members of the community.

Proponents of a STVR ban and aforementioned taxes appear artful in portraying their “target” as faceless, cold and merciless wealthy people, who swoop into the community snatching up real estate for the purpose of financial gain. Quite an elusive villain, in my view! In reality, everybody I have encountered who has a Pender home that is often vacant or sometimes rented for short periods has a love of the Island in their heart and an ambition to increase their time in residence. Our family shares those characteristics. In order to live in our home, it must be unoccupied while careers are completed. STVRs defray the costs of maintaining the property for our eventual enjoyment.

Please let the record show that we oppose: 1) further restrictions on or prohibition of Short Term Vacation Rentals and 2) a Vacancy and Speculation Tax.

Thank you,

Richard Pender Christy

Email: [REDACTED]