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From: HISTRA Association <hornbyshortterm@gmail.com>
Sent: Tuesday, April 23, 2024 12:56 PM
To: Alex Allen <aallen@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; Sonja Zupanec <szupanec@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>

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Subject: HISTRA Feedback regarding: OCP Project Charter wording and A time frame clarification in the definition of Short Term Rental

Good Afternoon Alex, Grant and Tim;

We've taken a look at the OCP material that Staff developed for Friday's meeting. We think that, with a change in the perspective but not the direction, the wording in it can set us on a path to getting draft bylaw language we can all work with. We have two suggestions:

1. OCP PROJECT CHARTER: Please consider changing the language in the Project Charter: Located in the Project Charter (Agenda package page 66) under Vacation Rentals language in the yellow/In Scope column. (see attachment)

From: "Prohibiting vacation rentals as an outright permitted use in residential zones and requiring a valid Temporary Use Permit;"

To: "Short Term Rentals will continue to be a permitted where authorized through a Temporary Use Permit. Alternatively, Short Term Rentals would be permitted where authorized by a Business License if the Comox Valley Regional District agrees to establish a service to enable this and the local trust committee agrees that those Licences would be a better approach."

RATIONAL

This wording change makes it clear to the community that:

- Vacation Rentals will continue to be allowed;
- TUPs will be required for them to operate legally; and
- Working with the CVRD on developing licencing is supported by the LTC.

2. SEPARATE MOTION BY LTC: Revise the definition of Vacation Home Rental Use in section 1.1 of the Definitions in the Land Use Bylaw:

To include:

"A short term rental use is the rental of a permitted dwelling for a period of less than 30 days."

RATIONAL:

It is critical for the LTC to clarify that vacation home rental use is less than 30 days as the Province has defined short term rentals to be anything less than 90 days. This applies to Hornby Island unless the LUB has its own definition (which is permitted by the Province).

Hornby Island provides workforce housing on a month to month basis in the off season so it is important to get this done as soon as possible. City West will be coming back to the island in the fall, and they will need places to stay.

We believe the LTC can make and approve these wording changes during the April 26th meeting and not delay the drafting of the OCP and land use bylaws.

Sincerely,

The HISTRA Board of Directors

Michael Williams, Patrick Lui, Donna Tuele, Ray Therrien, Karen Young, Karen Ross, Angela Therrien, Michelle Easterly, Arifin Graham and Eulala Mills, Directors