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CC: [REDACTED]

June, 2022

Re: APC recommendations for Housing and Short-Term Rental

From.  
Jim Garton

[REDACTED] Hornby Island V0R 1Z0

Short term rentals and housing have long been a hot topic on the Island and no doubt will continue to be that way. I'm writing this letter not to complain about a review but to express concern about the process. I believe it to be flawed.

I have lived on the Hornby since 1995 along with three generations of my family. Hornby is a cherished home. Since arriving I have dedicated my time in retirement to supporting the betterment of our community. During this time I have served on the Ferry Advisory's Committee, served as President of New Horizons, served on the Board of the HDCHCS, chaired the Building of the Community Health Centre, chaired the Select Committee for the building of the new fire hall, and served on the Board of the COOP including that of President. I am currently on two committees— HDCHCS and Fire Department committees.

I believe this work has given me a very clear understanding of the many facets of this wonderful Island and how they interconnect. Importantly what they need in order to survive and serve the community.

Tourism and short term rentals are the important life blood of our Islands economy. Changing the rules without understanding the consequences can lead to non recoverable unwanted results. Our infrastructure including health care, fire protection, ferries, Coop store and all the small businesses and artisans are closely tied. All of them relate to what it takes to live on Hornby.

The current APC report does not appear to be balanced nor complete in its research. It has not considered ramifications of change and has primarily focused on how to eliminate STR's by presenting a detailed list of constraints. Modelling could greatly assist in understanding their implications, both positive and negative, and prevent change without knowing the consequences.

Reviews of this nature are important but it is critical the reviewing committee be credible. Credibility comes from a membership that is well balanced from the various social and economic sectors and is generally supported by the community at large. We must not overlook the fact that changes of this nature impact on absolutely everyone on the island. Consequently, well managed bylaws representing the wishes of the majority of the community result in a healthy, desirable place to live and visit. Significant steps have already been taken to review and improve STRs. HISTRA is an example. Collectively we need to build on this type of initiative.

At my age I should care less but I care a great deal. I'm concerned about my family and the impact the proposals will have. I'm concerned about the infrastructure that supports our community and its future and I'm concerned about our artisans, trades people, local stores, and support people. All would be significantly impacted by the current proposals. If there is not a healthy economy there will not be the important supports as we now know them.

The current proposals can only lead to a very troubled future. The current project needs to be taken and advanced in a holistic professional manner.

Respectively  
Jim Garton