

Heather Kauer

Subject: FW: About my STVR on Hornby Island

From: John Gellard <[REDACTED]>
Subject: About my STVR on Hornby Island
Date: July 4, 2022 at 7:57:18 PM PDT
To: GScott@islandstrust.bc.ca, AAllen@islandstrust.bc.ca, SFast@islandstrust.bc.ca, HISTRA
[REDACTED] >, Ray Therrien <[REDACTED]>

From: John Gellard

Hornby Island Address: [REDACTED]

Mailing Address: [REDACTED]
[REDACTED]
[REDACTED]

To: Hornby Island Trust Trustees: Grant Scott, Alex Allen, Sue Ellen Fast
July 4, 2022

Dear Trustees:

Re: STVR on Hornby Island

As a member of HISTRA, I am urged to write to you about my STVR at [REDACTED] on Hornby Island (Act Five)

I purchased the property in October, 2005. It is a "Panabode" on 1 acre of land across the road from beach access.

The house is well maintained, with tile and hardwood floors and a new metal roof. The land is well looked after, with four lawns and a small garden.

There is a seasonal creek running through it.

I have rented it as a STVR every summer for July and August, and for random weeks in between. Most tenants return year after year.

There are 3 bedrooms, a large living room and kitchen, two bathrooms, an outhouse, and a large deck with a barbecue.

All kitchen utensils and furniture are provided. Occupancy is restricted to 6 people. No tenting is allowed. My family and I use the house on holidays in the off-season, when we keep up to date with maintenance.

Rentals have always been managed by Wind and Waves Holiday Homes. Frances Millan has just retired, and Ray Therrien is now the manager.

You'll find the property on the Wind and Waves website in "close to water " properties under the name of "ACT FIVE". There are pictures of the house, inside and out, and good views of the pleasant well treed grounds with recreation facilities.

Water comes from a well and pump house shared with [REDACTED] next door. Heating is electric, with a wood fireplace. There is a septic tank.

I employ Hornby people for maintenance throughout the year. Jobs include cleaning, lawn mowing, plumbing, and repairs to house and equipment.

I recently hired an arborist to clear dead and fallen trees. A contractor has widened the driveway and repaired the culvert.

A local contractor installed a new roof.

I rely on STVRs to justify owning the property. The rent pays for maintenance, taxes, and the small mortgage. As well, renters help the Hornby economy by patronizing stores and restaurants. They add "life" to the island by taking part in activities.

I am willing to comply with regulations within reason.

What about the "business license" ? This is new. Of course I'll pay for it if I get an invoice and a license that I can display.

How do I register with Islands Trust?

In short, I urge you to continue to encourage STVRs. They have worked well in the past, and they are an important part of Hornby life.

I would be happy to provide any information you need.

Yours truly, John Gellard