

Eulala Ann Mills

To:

Sue Ellen Fast, Chair, Hornby Island Local Trust Committee, Vice Chair, Islands Trust Council
SFast@IslandsTrust.BC.ca

Grant Scott, Trustee Hornby Island Local Trust Committee
GScott@IslandsTrust.BC.ca

Alex Allen, Trustee Hornby Island Local Trust Committee
AAllen@IslandsTrust.BC.ca

CC:

Peter Luckham, Chair, Island Trust Council
pluckham@islandstrust.bc.ca

HISTRA
hornbyshortterm@gmail.com

August 7, 2022

To the Hornby Island Local Trust Committee

Re: March 29 Hornby Island APC recommendations for Housing and Short-Term Rentals

My mother, Opal Clarke, was a very active and engaged member of the Hornby community from 1987 until her passing last year. My daughter, now 21, has spent many weeks, each year of her life, on the beach, in the park, at the Co-op, the ring, the market - she feels a strong, deep and permanent connection to Hornby and its wonderful community.

I began coming to Hornby in 1967, I was 3 years old. Each summer and often in the rest of the year, my parents rented homes for us to stay in. In 1987, after a decade of trying, my mother was able to buy her property on Whaling Station Bay.

My Mother's beloved home and property has now passed to me to care for and maintain until, as some point in the future, it will pass to my daughter, and then on to her children. Our Hornby Island property is the legacy my mother created for generations to come in our family. We are multigenerational members of the Hornby community and feel a deep connection to and love for it.

The reality our family faces is that my Mother's home has a complex septic system, a large cistern and 2 smaller ones, an aging gutter system, an aging deck, an aging roof, an aging generator, aging windows and skylights and a large property. I am learning about the complexity, cost and work that is essential to maintaining a rural property and ensuring that its systems and sustainability infrastructure are well maintained and up to date. I am grateful to the many Hornby based experts, professionals and workers who are partnering with me to do the work that needs to be done.

Before my mother's death, she agreed that we would take advantage of Short Term Rentals being a legal property use in the Hornby Island Local Trust Area Regulatory Bylaws. We made this decision to begin to address issues of care and maintenance in her house. Having summer

rentals allowed us to be in the house throughout the year, keep her in high quality care, as her physical needs dictated, and ensure her home was maintained.

Since her passing, our family has agreed that having the house as a Short Term Rental over the summer months will allow us to manage its substantial costs and keep it in good working order. The fact is, the ability to have Short Term Rentals during the 5 month season ensures my mother's legacy will pass down through the generations of our family.

The APC recommendations to remove that legal use from the Hornby Island Local Trust Area Regulatory Bylaws and replace it with the Temporary Use Permit (which cannot be extended beyond 6 years) would, effectively, end Short Term Rentals on Hornby Island within the next 6 years. This puts my mother's legacy at risk and that would devastate our family.

I am dismayed when I hear the APC recommendations being characterized as though they would not end Short Term Rentals on Hornby. That is patently untrue – as the conditions of use for the Temporary Use Permit make clear.

Questions of support for Short Term Rentals have been brought to the Hornby community through comprehensive consultations several times in recent years. Each time, the community has stated its willingness to support and embrace Short Term Rentals and their visitors as an accepted property use, a part of the extended community and a core of our vibrant economy. While not universal, this support is the will of the majority of the community. That majority is what that Islands Trust is elected to represent.

Unlike in larger communities where Short Term Rentals can remove viable long term rental units from the market and are often a commercial enterprise, Short Term Rentals on Hornby are largely families like mine. They are a long term members of the Hornby community who live in their homes much of the year. Without Short Term Rentals, these properties will not be made available for year round rental, they will be left empty more often or families will be forced to sell.

It is deeply concerning that this keeps distracting the Hornby Islands Local Trust Committee from more important issues related to stable, affordable housing sites and requirements, ecological protections and areas of risk, economic stability, community sustainability, climate change, community diversity, the ferry service and many other things the community as a whole agrees are areas of great need.

I urge you to reject the APC recommendations related to the Short Term Rentals, and further, to firmly remove this issue from the discourse. It's been a settled issue for more than 10 years, let's all move on.

Sincerely,

Eulala Mills,

President, LevelHeaded Thinking

Chair, Anglican Diocese of BC, Refugee Committee

Co-Chair, Gordon Head Refugee Support Constituency Group

HISTRA Board Member