

To: karen@hiceec.org

Sept. 23, 2022

From: Dean Ellis ([REDACTED])

Please include this in the file on recent discussions on STR on Hornby Island

My name is Dean Ellis. I have been coming to Hornby since 1965 and settled here permanently in 1972. For the first 25 years we shared a 10-acre parcel on Ostby Road, the next 25 years on High Salal. I have been operating an STR since 1991, relying on the "home occupations" definition of STR's in the OCP. I have always had a 5-person maximum capacity, more than half my renters are only 2 people. I find it difficult to believe the misinformation from the APC. My observation is this APC is a selected group of single purpose individuals who are not representative of the whole community. There are many of us who have applied to the APC and have been rejected.

I am concerned the Trust is trying to usurp provincial septic regulations by trying to control STR with provincial regulations. While I support and advise all STR's to have provincially approved septic operations if the Trust's new regulations were to be applied fairly it would eliminate over 100 long term rentals on the island.

The discussion of STR's taking away long-term rentals is completely meaningless in today's market. If a cabin in Sandpiper sells for 1 million dollars with the expected standard rental return of, say 5%, or say \$70,000 including management, that's \$5800 a month rent. Any property that changes hands is unfortunately completely out of the rental market for local people. Rental housing for locals has to be a function of a supportive government using zoning and incentives for land owners to develop a solution. That real work of finding realistic and practical solutions has yet to be undertaken by our trustees.

Limiting STR's to the summer is silly; if anything, they should be promoted in the less active winter months when they would be unnoticed, and when the economic benefit would be useful to the community.

The use of TUP's has a serious flaw. As we documented on Denman Island, the Trust can refuse to acknowledge your application.

I am not a member of the HISTRA but I support their position.

Enclosed is a recent review of my STR which shows its compatibility with the objectives of the 1990 OCP. I do not understand how the trustees would need to shut down such a unique low impact Hornby experience just because an unhappy fringe group is lobbying them.

Thank-you

Dean Ellis

Testimonial:

Cynthia

Dean's place is the most incredible place we have stayed anywhere in the world, and we travel a lot! Architecturally, it is in complete harmony with the Helliwell Bluffs, which it overlooks with 270 degree ocean views. It's integrated use of burnished driftwood, slate flooring and contemporary stainless steel flows together seamlessly. The way in which the windows open, and the kitchen and bathroom taps are creative and fun. The kitchen has everything you could possibly want. The master bed and sheets were dreamy. We have not slept that soundly in years. Dean is a very attentive host making the check in and out process smooth. He gave us lots of space but was there to help with anything we needed. We highly recommend this unique place. We just left and we cannot wait to return!

1990 OCP

Objectives:

The objectives of this subsection are:

- (1) to allow for recreational opportunities to the citizens of the Province without stressing the existing natural and social systems and services,

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- (2) to encourage a kind of tourism which is compatible with preserving and protecting the physical and social qualities of Island life for present and future generations,
 - (3) to emphasize activities which involve quiet, low impact use of existing natural features and amenities rather than man-made ones, and