

To Islands Trust

Re Hornby Island Community Planning

I have been a resident of Hornby since 1969. I acquired forested crown land as a lease-purchase, and started a homestead around 1972. I built a small house and lived there with my then young child. Eventually I needed more of an income stream to purchase the land and turn the house into a fully functioning habitation; thus, I moved to acquire work and continued as a resident part or fulltime. I have been improving my property and building onto my home for 50 years. It is now a place of great comfort and beauty of which I am very proud, and very humbly grateful.

I have summer family visitors, renters at times. I keep a memory book in which both children and adults write of their experiences as visitors. The feedback they give is so positive about what their short time on Hornby each year means to them. I also have a market booth where I see people purchasing food and crafts happily knowing they add support to Islanders.

I don't care to say much at meetings partly as I need to think about what is said, and largely because I don't feel comfortable sharing my resource level in public not knowing who is listening and what their intentions or sensitivities are given the disparities with economics and housing now. I would like to share some thoughts via this letter based on my experience and what I heard at the meeting October 6.

Riparian

So called streams and flow of water on Island should be reviewed and re-evaluated. There may be ditches needing rerouting for best protection and flow. Things were done years ago we wouldn't do today. As an example only, my property is across from the Community Hall. Before the main road was paved, the then head of Roads dug a ditch across Central Road and added a culvert from the ditch across on the Hall side to the exact corner of my property saying it was feeding into Crown land. I tried to stop it at the time with no effect. Thus, my property which is lower has been carrying the water from a significant segment of public land. I have had ditches dug to keep my house and garden areas dry enough and manage the flow of water through the property. These ditches do not carry fish ever or water most of year yet are considered part of the riparian system. I have managed my forested property for light and tree maintenance over many years. I have no plans or intentions at present but wish to continue doing so without having to ask permission and have an extended process when something needs attention. On the other hand, I do think there should be management of Crown forested areas for fire prevention.

Housing

Temporary use permits seems a poor idea for community continuity. I think all decisions should be based on sufficient water and sewage outflow safety. The regulations need to be as simple to understand and maintain as possible. Each property use is different and some can carry a secondary dwelling or added accommodation within an existing home.

Unless there is an on Island person in an official capacity it falls to neighbours to report on neighbours regarding their opinions of water use, sewage, noise or other disturbances. This is terrible for a

community. Someone needs to be authorized to review the situation and regulate without it being primarily complaint driven.

STVR

Basically, I feel the same about STVR's in terms of how to regulate. Less is more. Its easy to say don't allow new or shut down illegal, but how will this be enforced is the issue and will it anyway get the bad situations and not ones that work well. I think the approach of HISTRA is valuable. They are working by cooperation and personal interest, not coercion or punishment, and respecting privacy of participants. I think this may be a means for regulating STVR's in a community-positive way over time. I agree with nearly every point Ray and Angela (as HISTRA representatives) raised at the meeting. Perhaps an official but soft-approach role, negotiating, managing compliance with regulations and complaints as they arise, could be developed and funded.

Insisting that all rentals be legal asap and searching for them will have more rental property owners go underground, avoid participation and perhaps stop renting to anyone including longer term tenants as an outcome. There does need to be a concerted effort to construct workforce housing to ease the present situation and provide safe comfortable homes for those who provide services and need accommodations.

That all the community depends on tourism is a fact. All jobs and housing will be affected by a sudden shutdown or radical change of permissions. It is a false assumption that short term shut downs will provide long term housing. Anecdotal conversations I've had suggest that is not true. There will also be less work and fewer opportunities for casual labor. I think there will be unintended consequences to young family business owners who are ambitiously supplying services and retail businesses as well as much of the Hornby character visitors appreciate.

Trying to spread things over the shoulder season adds to the island's tourism industry. It does not change who comes in summer, i.e. families with children, or U. students who have time then. Allowing rentals does provide home-based accommodation for older folk or visitors without children. I think it keeps a nicer level of energy at a time which could be too quiet and gives businesses more opportunities to thrive.

I understand you want to draft a plan for consideration, but I think the representation at the October meeting was not a sufficient representation of various community opinions on these important matters. As I implied earlier, I think there are many silent voices in ownership and perhaps tenancy. More research might be effort well-spent over the long run.

Thank you.

Ms. Toby Krell



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