

**From:** Timothy Stinson [REDACTED]

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**Cc:** Hornby Island Short-Term Accommodation <[hornbysshortterm@gmail.com](mailto:hornbysshortterm@gmail.com)>

**Subject:** APC recommendations for Housing and Short-Term Rentals

Name (owners & rentals): Tim Stinson

Address on Hornby Island: [REDACTED]

**My Story:**

Our family has been enjoying the various activities and recreation that Hornby Island offers for over 18 years. We've camped, towed a travel trailers to Ford's Cove and stayed at various vacation rentals on Hornby, throughout all of the seasons.

Throughout my career, I've lived and owned homes in various communities across British Columbia and at each stop have always owned a property that operated on a septic system and / or well situation. My background in Forestry and Environment has led to an in-depth education around watershed management and the importance of water conservation.

Through this journey, we've been in the position of having to rent long term with mixed results. You can interview, collect references and carry out due diligence, but in the end the result is usually the same. A depreciated property that is unappealing to the strolling eye and costly in terms of repairs. The expense of long term rentals can be considerably higher to maintain due to the frequency of inspection opportunity while renters are in the space.

Short term rentals have been a much better experience with the majority of people recognizing the uniqueness of Hornby Island and the importance of water conservation and personal privacy. That's why they visit! I would estimate that 85% of our guests are returning to our place for their vacation. This in itself has been the most rewarding part of short term rentals. Getting to know your guests and trusting that they will enjoy and respect the house and Hornby Island. It was good to see HISTRA success in gathering an additional 3% of STVR revenues which will be used towards Island improvements.

We purchased the property on Hornby Island a number of years ago, partly to further enjoy the Island on a more frequent basis but also as a potential retirement destination. We were fortunate to purchase when the sales cycle in real estate was slow and at the same time provided the opportunity for the current owners to centralize their next few years closer to the services they would require through their elder years, in Courtenay.

We've taken great pride in caring for our current property and annually set aside the required dollars to ensure appropriate upkeep and maintenance. We want to ensure that all of the sweat

and tears that went in to designing and building such a unique home is maintained. Our pump house and water system was recently updated with new UV filter systems, tested for water quality, installed storage cistern and replaced all pump systems through Dave Wishart, the island well expert! We've updated our roof, fenced our yard and stained the hand crafted cedar windows around each of the over 100 panes of glass throughout the house. Vacation rentals assist in the support of this maintenance and upgrade. The better you look after your place the more likely your guests will do the same. In 2023 we will be looking to install a heat pump to further reduce our footprint.

During Covid we updated our operating guidelines to support our cleaner and our guest health. Before re-opening we contacted several Hornby Island businesses to get a sense of their support to do so. It was an overwhelming YES that our business helped their business and they would welcome the visitors. When ever possible we look to employ locals on Hornby, which can be a challenge at times. We encourage the small shops by providing our guests with a little surprise at check-in, whether that be local wine, hornby bars, hornby soap, local ciders ... the list goes on.

STVRs bring substantial resources into the Hornby Island economy; artists, small businesses and many of the islands workers depend on them for their livelihoods. We look forward to evidence based decisions moving forward.

Thank you

Tim Stinson