
From: April Lewis [REDACTED] >

Sent: March 2, 2023 2:08 PM

To: Grant Scott; Alex Allen

Cc: Wendy Burton

Subject: feedback about Community Information Meeting on STVR's

Hi Alex and Grant. Could you either forward this to Tim and Sonja or send me their email addresses. I could not find the actual address on the IT webpage, just a link to their email that involved me setting up a new email account. I am also forwarding an email about septic regulations that I think can be used to help regulate STVR's. I sent it to the consultants but did not see it incorporated in their information. Thank you. April

To:

Timothy Peterson, Chair Hornby Island LTC

Alex Allen, Hornby Island Trustee

Grant Scott, Hornby Island Trustee

CC:

Sonja Zupenec, Islands Trust

Wendy Burton, APC Chair

Dear Hornby Island LTC members,

Thank you for hosting another community information meeting about the bylaw and OCP review. The opportunity to hear from the community about this important event is much appreciated and necessary.

I have some feedback about the meeting itself as well as some thoughts about moving forward.

What would have been helpful at the meeting:

- To know how many attendees own STVR's, how many are business owners, part time residents, year round residents, etc. This would have provided a context for the comments that were made.
- To have it made clear once again that current STVR owners would not be impacted by any proposed changes to the regulations. This would have reassured those current owners who are worried that they will lose their family land.
- To have made the intention of the poll clear and how much weight it will be given in forming the final recommendations and how much weight it will be given by the Trust.
- To have held the poll after the questions and answers.
- The third option in the poll did not reflect the community, I don't know of anyone who does not acknowledge that there is economic gain from STVR's. To have this included as an option, in my opinion, skewed the poll significantly.
- I realize that HICEEC presenting a letter was probably not on the agenda, but it would have made sense to have invited all organizations with interest in this topic such as HI Housing Society to speak. Maybe that can happen in the future.

It is important to note that although 49% of those present voted to keep the bylaws the same, 51% voted for change. Again, without knowing the interests of those present, the poll may not reflect the community at large. But if there was a balanced attendance, then more folks voted to change the bylaws than voted to keep them the same. It is important that this be recognized.

I agree with Rob McReary, that aside from the impact on housing, there are other impacts that are important to be noted. For example, I live in Sandpiper and to have the people using the house across the road changing on a weekly basis for three to four months of the year is an issue.

We hear their normal conversation from the front deck, as well as the music from inside the house and the sounds of partying throughout the rental period. The folks who rent the house are on vacation and not aware that they are in a residential neighborhood, so do not consider that there may be folks close by who have to work in the morning, are ill and/or are impacted by the continuous comings and goings of a number of people, sometimes 3 car loads of adults, children and pets. Although some of the folks are quieter than others, the anxiety caused by never knowing what the week will bring is challenging. Maybe whatever changes to bylaws could consider proximity to neighbors, so that there are bylaws specific to the subdivisions as opposed to an STVR on larger lots.

I do think that the housing stock is impacted by STVR's even if the majority of those who own them would not rent year round. The price of homes on Hornby are driven upwards when the houses are sold to folks who could not otherwise afford them if they did not use them as an STVR. Having that extra income to offset the costs of owning on the island allows folks from off island to purchase when they might not have done so otherwise. There are many who have heard directly and/or have been told by the purchasers that the realtors explained that they could offset their costs by operating an STVR. This removes houses from being able to be purchased by community members who live here year round and serve the community. Right now, there are three families with children who will not have a place to live by the first of May, a couple who do not have year round housing and a single person who also cannot find a place. These are just the ones I know of. The recent housing report on those precariously housed showed that there are a significant number of community members who will have to leave their rental units because they are used for STVR's.

What I would like to see:

- Current STVR's inspected to prove compliance with the bylaws and their compliance with (HISTRA'S) best practices be incorporated into an accreditation process that is part of their advertising. This ensures neighbors that the STVR is following the regulations and removes the onus of neighbors having to make a complaint. The current system is problematic in a small community and I have been told that that there are examples of folks have been reported for other bylaw violations in retaliation for making their concerns about STVR's known.
- I will forward the current BC Septic regulations which stipulate that if there is occupancy over and above the average estimated for a residential septic system, there are increased guidelines that need to be followed. Those STVR's advertising more than 4 people in a 2 bedroom house may be impacted.
- A cap on the number of STVR's. I don't believe that we can continue to allow them to pop up by whoever chooses to open one, wherever they choose to do so, without managing the impact on the environment and the neighbors. I would like to know from businesses especially how much of their business is dependent on folks staying in STVR's as I do not want businesses to lose income. I believe that our food service industries are especially impacted by too many visitors and not able to keep up with the demand.
- All STVR's be required to have the owner on the property. This would no doubt cut down on the party atmosphere and protect the neighbors and the environment as well.
- Current STVR's that are not compliant not allowed to advertise on the HICEEC web page.

Thank you for all the work that you are doing on this contentious issue. I think that the more current STVR owners who realize that they will not be impacted by any proposed changes, the less contentious it will be. I also want to acknowledge the work done by the APC, having witnessed first hand the thoughtfulness and care that went into their recommendations. I still don't understand why the consultants did not meet with the APC as soon as they were hired, nor why they did not meet with the Hornby Island Housing Society or the Hornby Housing Network, so was very happy to hear from both trustees that this meeting is just the beginning of a much fuller community consultation process.

April Lewis