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From: **Karen Ross** <[REDACTED]>

Date: Fri, Mar 24, 2023 at 3:52 PM

Subject: Referencing today's I.T. meeting

To: Grant Scott <[gscott@islandtrust.bc.ca](mailto:gscott@islandtrust.bc.ca)>, Alex Allen <[aallen@islandtrust.bc.ca](mailto:aallen@islandtrust.bc.ca)>

Cc: patriciaann maloney <[pattheplanner54@gmail.com](mailto:pattheplanner54@gmail.com)>, Hornby Island Short-Term Accommodation <[hornbysshortterm@gmail.com](mailto:hornbysshortterm@gmail.com)>

Hi Grant, Alex and Pat,

i. At the I.T. meeting today I heard Tony Law make a recommendation for writing bylaws to limit STVR's, and then have discussions about those bylaws. In my mind, that is a waste of time and resources. The I.T. is not yet in a position to move forward with bylaws. Helen Grond's letter, which she read out today, certainly raised key points as to the lack of factual data being available for decision making.

ii. The references made today to UBCM recommendations for limiting STVR'S is apples and oranges. Under what other circumstances would we look to a municipal framework to guide rural policy?

iii. In my opinion, the work that needs doing here is for the I.T. to effectively lobby for the ability to do Business Licenses, and move in that direction. This was the same solution identified during those years that Tony Law was our Trustee. How many years has that been? T.U.P's have never been seen as a good solution.

The Island Trust needs to get this together, this is where potential consensus lies in the STVR discussions.

iv. It isn't easy for people to make a living on Hornby. Vacation rentals offer one of the "lowest barriers of entry" for a home owner to do a business. However, if you've never participated in this activity, you may not understand the time, effort, and sacrifices that people make to do it. The fact that none of the current APC membership have that experience casts a cloud on their ability to fully comprehend the subject.

v. Frankly, it is objectionable to hear the APC state that HISTRA had a seat at the table for the APC decision making. Attending a meeting where you can't speak or vote, does not make someone a party to that decision. It's like saying I attended the I.T. meeting today and thereby endorsed everything that was said.

vi. As you know me, I do like to look for solutions. Some suggestions:

1. pursue business licenses (legal or voluntary),
2. do an island wide survey or referendum to find out what other than "vested interest" people have to say,
3. do an advocacy document for the OCP that clearly outlines maximum occupancies for vacation rentals. (this is second choice to seeking the legal abilities to be able to define "head count" vs. "bedroom count")

4. assign members to the APC with representation that includes vacation home renters, younger people, families, farmers, and the business community.
5. I have been involved in the discussion about STVR's on Hornby for way too long. One of the courses of action identified during 2010/11 was that the owners form an organization to help elevate the professionalism of the activity. This has been done. This is progress. My perception is that HISTRA is setting environmental and sustainability standards and encouraging zoning bylaw adherence. Part of a I.T. advocacy platform would be to encourage every short term rental home owner to be a member of that organization.
6. The APC has identified that part of their reasoning to control STVR's relates to providing long term housing rental stock. Surely it's time to recognize that most people don't own on Hornby in order to provide affordable housing to others. It's time to FOCUS "island planning" efforts on the provision of non-market housing - particularly for our workforce, seniors, and families.

Thank you for the many hours that you have dedicated to these discussions,  
and other I.T. work,

Best,

Karen Ross

Personal opinion, 