



Hornby Island Short Term Rental Association

Email: hornbyshortterm@gmail.com

April 10, 2023

To:

Timothy Peterson, Chair Hornby Island LTC

Alex Allen, Hornby Island Trustee

Grant Scott, Hornby Island Trustee

CC:

Patricia Maloney, Consultant

Sharon Horsburgh, Consultant

Sonja Zupenec, Islands Trust

Re: Islands Trust Hornby Island Official Community Plan Engagement Summary report

HISTRA strives to be an innovative, collaborative association that supports short term accommodation in a way that

- enables and encourages all owners, members or not, to be in full compliance with the bylaws and the official community plan,
- benefits the community as a whole and
- acknowledges the fragility of Hornby Island.

In reviewing the Consultant's Report we are heartened that the community as a whole is well reflected in both the narrative and the recommendations. There is a lot in the document that we hope can help bring our community together, on all four topics.

We have heard clearly that our community continues to have concerns and questions about the impact Short Term Vacation Rentals have on the carrying capacity of our Island. We support making real improvements in our understanding of Short Term Vacation Rentals in our community, their impact and their management.

- We support the need for real information about the number of legal and non-compliant Short Term Vacation Rentals on an annual basis.
 - Our community needs valid information to collectively understand the role Short Term Vacation Rentals play here. Creating that baseline of information is an essential starting point to understanding and good policy direction.



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- The MRDT revenues (pillow tax charged by Short Term Vacation Rentals and others starting in 2022) are being used to develop an understanding of the islands 'carrying capacity' and to try to shed some light on where our visitors stay (Camping, Family and Friends, Short Term Vacation Rental, Resorts, B and B etc.) in the busy summer months.
- We support the enforcement of our bylaws to ensure all operators are adhering to the Land Use Bylaws (LUB) and Official Community Plan (OCP) expectations.
 - HISTRA is dedicated to supporting our Short Term Vacation Rental community members to operate in a way that both meets all the requirements of the bylaws and the Official Community Plan and creates a strong and supportive community. It benefits no one, including the owner, when a Short Term Vacation Rental is not compliant.
- We support the current Land Use Bylaw and Official Community Plan. They were created and validated by our community in partnership with Islands Trust Staff and our council. These documents reflect what the majority in our community want their property rights to include.
- We support the need for enhancement to the Land Use Bylaw and Official Community Plan including:
 - adding the Official Community Plan expectations regarding Short Term Vacation Rental operation to the Land Use Bylaw;
 - requiring proper water and septic systems for all Hornby dwellings, including Short Term Vacation Rentals;
 - requiring all new dwellings, including Short Term Vacation Rentals, to have a rainwater harvesting component in their water systems.
- We support advocating for our LTC to have the ability to offer business licenses for all activities, including Short Term Vacation Rentals.
- We have always expected to work with the LTC and our community to help to support the positive contribution of Short Term Vacation Rentals to our whole Island.
 - In that spirit, we have developed an overview of what is needed to meet the requirements for Land Use Bylaw and Official Community Plan compliance, in partnership with Islands Trust staff. It will be published on our web site and sent to all of our association members by the end of this month.



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- Our website has a list of best practices that include water and waste management, as well as operational and neighbourhood considerations. We welcome improvements and additions that help us support our community.
- We are happy to partner with the LTC on other actions or activities that can support positive contributions by and from Short Term Vacation Rental community members.

While we are not experts in the other topics, as members of the Hornby community we fully support greater inclusion of the Indigenous communities that have traditionally cared for Hornby. We support the need for better information in the community on all topics, including the Riparian zones and requirements. We believe that rainwater harvesting as a primary or additional water source must be supported, enabled and encouraged for all dwellings on Hornby. Lastly, any changes that will enable and support the creation of long term affordable housing should be seriously considered. This and water sustainability should be the major work of this and all future LTCs until they are demonstrably solved.

From the beginning of this process last spring, our focus has been to ask that the LTC and our community bring its collective focus and energy to bear on two very critical issues – water sustainability and affordable housing. We strongly believe that removing Short Term Vacation Rentals as a legal property use will not help us solve these issues and may well, in the future, force long term valued community members to leave our Island.

Sincerely,

The HISTRA Board, representing our 100+ Hornby Island Community members

Ray Therrien, President, Patrick Lui, Michael Williams, Angela Hudson, Karen Ross, Arifin Graham, Michelle Easterly, Karen Young, Donna Tuele, Eulala Mills