

**From:** Sonja Zupanec  
**Sent:** Tuesday, November 14, 2023 10:44 AM  
**To:** webposting  
**Cc:** Ian Cox  
**Subject:** FW: We need short term vacation rentals on Hornby  
**Attachments:** Hornby HIRRA.docx

For inclusion to the Hornby OCP project correspondence page please. Thanks!

**Sonja Zupanec, RPP, MCIP**

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**From:** Jane Banks [REDACTED]  
**Sent:** Tuesday, November 14, 2023 8:40 AM  
**To:** [aallan@islandstrust.bc.ca](mailto:aallan@islandstrust.bc.ca); [tpeterson@islandstrust.ca](mailto:tpeterson@islandstrust.ca); Grant Scott <[gscott@islandstrust.bc.ca](mailto:gscott@islandstrust.bc.ca)>; Sonja Zupanec <[szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)>  
**Subject:** We need short term vacation rentals on Hornby

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To Whom This May Concern,

In 2000, after a lifetime of contemplation and yearning, we were finally able to put a down payment on a piece of land on Hornby. For the next 11 years, we visit Hornby, sat on our empty property, and fantasized about having our own cottage. I am a nurse, my spouse is a scientist, our incomes are middle. Thus our dream for a summer cottage on Hornby Island would not materialize without some extra income.

In 2011, we were finally able to start building. Once finished, we planned to enjoy our cottage every summer and some of the winter months. We had planned also to rent to other vacationers.

A small prefab, erected, cared for, and managed by locals, water from our own cisterns, and septic field to code, this is our paradise and it is sustained through short term summer rentals as well as our own incomes. Taxes are paid yearly on our rental income, it is closely managed by our local property manager, and we have had only positive feedback from renters and neighbors alike.

Our story is very similar to most short-term renters and I fail to understand why there is a motion to eliminate short term rentals on Hornby Island.

1. Who is going to fill the need for vacationers? Hotels? RV parks? Tour buses? Cruise ships? Is that really what the community wants to see?
2. Does it make sense that these homes sit vacant when they could be enjoyed by others while boosting the local economy?
3. Our home will never be available to long term renters. At 65, I plan to use it every day that I can, and rent it when I cannot. Banning short term rentals, will not help with the housing shortage.
4. Who will benefit from these proposed changes? Certainly there would be no advantage for the local tourist industry. Nor would British Columbians seeking 2 weeks of respite in the summer benefit if access to their beloved vacation property were to disappear. I can only think it would be the ultra-wealthy who do not need any supplemental income and don't want the extra people on the island. These entitled individuals will not stimulate the tourism and sustain local industry. Preventing sustainable short term rentals will simply cater to the rich.
5. We need consensus among all of our community to help manage the rapid rise in tourism. Tourism, which quite frankly, has overwhelmed us all and threatened our sense of seclusion, peace and safety.

I believe we need to determine how many tourists the island can sustain during the summer. Once that number is agreed upon, then we can decide what is the most appropriate way to accommodate them. We, Hornby Islanders, the provincial government and First Nations, need to work together to decide how we are going to manage and protect this beautiful, sacred place.