

From: Sonja Zupanec
Sent: Tuesday, November 21, 2023 1:51 PM
To: webposting
Cc: Stephen Baugh
Subject: FW: Temporary Use Permits (TUP) and Short Term Rentals on Hornby

Public correspondence for posting to the Hornby OCP project webpage. Thanks!

Sonja Zupanec, RPP, MCIP

Island Planner, Northern Office, Islands Trust
T 250.247.2211

From: Edward Pierson [REDACTED]
Sent: Friday, November 17, 2023 4:26 PM
To: Sonja Zupanec <szupanec@islandstrust.bc.ca>
Subject: Temporary Use Permits (TUP) and Short Term Rentals on Hornby

Dear Ms Zupanec,

I am the owner of the property at [REDACTED], Hornby Island which I purchased in 2005, I have been visiting Hornby Island for 20 years on a regular basis and believe I recognize, appreciate and respect it is one of the special places in the world.

A few years ago, I began renting the house out for 8-9 weeks in the summer months, when I was not able to be on island and enjoy the property. My family and I are using our Hornby home during the off season (when we are able to visit and it remains empty when we cannot) and I have not and am not making the house available for long term tenancy.

Once I did start short term rentals in 8-9 weeks of summer, I immediately and consistently took the rental money that was received (less local payments for Caretaker/manager, cleaning and lawn and tree services/costs) and hired local tradespersons to upgrade and improve the property (e.g.replacing decks, hot water heaters, upgrading the bathrooms).

Of the approximately \$25,000 received in rentals, 100% stayed on Hornby Island and/or the region with all of it used for such local costs and local improvements.

Add to that, the amounts the renters spent on those 8-9 weeks, at the Co-Op, the bike shop, VORIZO, Sea Breeze, etc during their visits. Perhaps, I estimate, another \$15,000 in community investment.

If I were not allowed to rent the house during these weeks in summer, when I am unable to visit, I would have to lock the house up, unused. \$0 would go back into the community,

Again, (what I estimate to be) \$40,000 a year invested in the community or 9 weeks of permitted rental

Vs

\$0 if I were not permitted to rent.

I truly believe reasonable rental of properties enhances rather than harms this great community.

Thank you.

Sincerely,

Edward Pierson

[REDACTED]

Hornby Island, BC V0R1Z0

[REDACTED]

[REDACTED]