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Sent: Sunday, November 26, 2023 1:40 PM
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Cc: [REDACTED]
Subject: Short Term Vacation Rental continuation on Hornby Island

November 26, 2023

TO: Sonja Zupanec, Representatives of the Islands Trust, and Staff, and MLAs

RE: Short Term Vacation Rental continuation on Hornby Island

Background:

Our mother, Bev Bullen, was a full-time resident of Hornby Island for many decades. She is still with us, at the respectable age of 97. She also actively did short term rentals through those decades and has a folder of the nicest thank you letters and notes from those who stayed at her Hornby Island home. A family decision was made for the next generation (Ian Bullen and Elizabeth MacIsaac) to purchase the Hornby Island property Bev can no longer stay in, and allow the purchase and its necessary funds to pay for her current life in Assisted Living care.

Decisions for mortgage and STVR plans made under legislative framework of Fall 2022:

Continuing the practice of renting the Hornby Island home for short-term rental (for periods up to a week, and approximately 8 weeks in the whole year) significantly assists us in overdue maintenance, and long term, in paying off the mortgage we willingly took on under legislative circumstances at the time, to be able to do this in Bev's final years. We wish to keep the Hornby Island property in the family, to spend our summers there, *and eventually to retire there ourselves*. But at this time, we must work off-island until retirement (and longer now too, with the mortgage).

Family island home, responsible STVR and water management:

Our time on Hornby Island is very precious to us and to our extended family. Among the approximate 8 weeks of STVR, we schedule ourselves in alternate weeks, so that we can make certain to be on the island during most of the summer months. And this makes it possible to ensure that our guests are respecting our occupancy rules, and to keep close watch of water and septic care. To our guests we supply bedding and swap it back to Victoria to wash, to conserve water. Water is a great concern on the island. Our rental documents very carefully delineate water conservation practices, including not flushing except when essential, and limiting shower frequency and duration. We have acquired flowmeters to track water use. We have bins in the sink for dishwashing water efficiency and re-use on plants outside, and surely have missing cutlery strewn in the garden, as those who also do this will know. We do have a well and it's not under stress - last year at the very dry end of the summer there was an excellent, normal level: more than 11 feet of water in the well, out of its 14-foot depth below surface, and in the Whaling Station Bay aquifer, too. We are very conservative with water even though Bev put decades of

love into a garden which we scantily water over the summer. This year we have plans to add a large roof rainwater collection cistern for the garden.

This house would never be rental stock:

We would never take on long term renters, as we live in Victoria and are *at our Hornby home EVERY month of the year*, either us or our daughter and son-in-law, as time on Hornby is extremely important and precious to us. Were STVR's effectively forbidden in cases like ours and for many like us (as it currently appears will be the case as with the planned official community plan changes and the provincial removal of 'grandfathering'), we would have difficulty being able to maintain and pay off that huge investment (decided under the legislative framework of Fall 2022), to keep our definitive family connection to Hornby Island that has continued since the late sixties, and we hope, will be ongoing through successive generations.

Economic hammer, hurting local island community:

But we are shocked that there is some desire to suspend every single STVR on Hornby, period. Surely Hornby's economy relies on SOME basic amount of tourist income. While there are camping and a very few commercial operations like Seabreeze Lodge, that is a hugely drastic cut in THE NEEDED SUPPORT for the Festival, Exhibitions, potters, artisans, artists, Saturday market, vendors, the Ringside, Ford's Cove, and so on. It is difficult to come as a day tripper to Hornby. Not only that, but also, some visitors, such as those with infants, the handicapped or the many elder visitors, simply cannot easily stay in campgrounds or other rustic places. And what about those Hornby families who want to marry there and need to find places for their extended friends and family to stay? These too fall under the current changes. While it is true that Hornby can only handle SO many visitors, **actively** used STVR's in any given week, with numbers from the many like us who may rent only 8 weeks in a season, lead to calculations by HISTRA to account for an average of <400 people A WEEK in the defined rental season (of outsize contribution to the local economy), and this combination of provincial loss of grandfathered usage, and current bylaws resulting in a complete STVR ban is draconian, in that there will be a huge negative cost on so many levels to the Hornby Island community, in taking such extreme steps.

Resolution:

So we're in support of what the association HISTRA (www.histra.ca) is proposing, continuing STVRs with a cap that manages growth, and incidentally, have found the association amazingly helpful in resources to help us understand bylaws and requirements, and to do things 'right', in responsibly sharing our Hornby Island home for about 8 weeks in the permitted period from May-to-September.

Request:

Please seek accurate data and rapidly structure our bylaws and land use planning to continue existing STVRs on Hornby for practitioners like us who are existing and compliant, and with a reasonable room for more STVRs. That would be for other younger generations trying to maintain connections...as they take over their generational family homes from elderly Hornby Island parents.

Sincerely,

Ian Bullen and Elizabeth MacIsaac

