

**From:** Diana Ellis [REDACTED]  
**Sent:** Friday, December 1, 2023 7:09 PM  
**To:** Alex Allen; Grant Scott; Timothy Peterson; Sonja Zupanec  
**Cc:** northinfo; Hornby Island Short-Term Accommodation  
**Subject:** Hornby Island Short Term Rentals - the saga continues!

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Dear Trustees Allen, Scott and Peterson, IT Planner Zupanec – with copies to Islands Trust and HI Short Term Rental Association:

We (Diana Ellis, Keith Wilkinson) own an 800 square foot home on 2.2 acres of land on Hornby Island, situated on the NE shore of the island next to Sea Breeze Lodge. We have owned this home since 2002, but have been coming to Hornby to visit family and friends for a longer time: one of us since 1958, the other since 1977. Through Wind and Waves Holiday Homes, we rent out our place annually for the months of July and August and have done so since 2002. Most of these renters are families who have been returning to our place for years. We live full time in Vancouver, happily using and tending to our Hornby land and home at various times for the rest of the year.

This could be a long letter, full of numbers and data from the research we have read so far about the impact of short term rentals on the Hornby Island economy. However, we know you are already familiar with that data, and will be receiving letters from other folks, as well as from the Hornby Island Short Term Rental Association (HISTRA). Instead, we will briefly tell you our story of being Hornby homeowners.

*But first, we want to say we are in support of the work undertaken by HISTRA that makes the case for continuation of a certain number of short term rentals. We particularly support the four key ideas that HISTRA thinks will work together to accomplish the continuation of legal Vacation Rentals, the management of their growth to address community concerns, and support for affordable housing in the community. You will be familiar with those. We find them fair and thoughtful ideas worthy of serious consideration by the Hornby Island LTC.*

So – what is our story of being Hornby Island homeowners? It's pretty simple. After coming to Hornby for decades – visiting family who live here full time - we had, in 2002, the opportunity to purchase a place of our own. Dream come true! We initially thought to eventually retire to Hornby, but other life events intervened and the idea of island retirement came to an end. Thanks to the then newly emerging possibility of doing summer rentals, we were able to undertake such rentals to earn funds to cover key costs. These earnings meant we could afford to keep this lovely place for our own use September through to June. We've been doing that for the past 22 years and we would like to continue.

What do we do with the money earned through summer rentals? *Our aim in doing rentals is not to make a profit, per se, but to cover the taxes and capital costs related to owning and caring for our Hornby home.* That means:

- we pay the annual (now) \$6,000+ provincial taxes
- we hire a local person to do the weekly security visits required by our insurance company;
- we hire the local tree-care professionals when needed over the years;
- we hire local carpenters as needed (complete initial construction, deck re-build etc.);
- we have a long relationship with Rick Morritt who so ably handles issues related to plumbing and water;
- we avail ourselves of regular professional water testing;
- we hire local folks to take on other tasks when we cannot do them – wood-cutting, lawn care, and more recently, some heavier maintenance tasks.

Meanwhile, we have also kept up a 20+ year satisfactory relationship with Wind and Waves who manage all aspects of the rentals for us. We shop at the Co-op, we buy plants at the nursery, we use the Credit Union, we buy gas at the Gas Bar, we treat ourselves to eating out at The Breeze and other local food-providers. Over the years, we have filled our Hornby and Vancouver home with local art and pottery. As well as 'teaching' our summer rental folks about the importance of wise water use etc. we encourage them to support businesses and artists. And now, in this digital age, we follow Island news through the HI community Facebook page.

We don't 'live aboard' the island and know that we are considered outsiders - part of those called off-island owners. But we have decades-long roots here, and care deeply about the island and all that it means to those who live here, and those who visit.

In closing, we think that an LTC decision to shut down vacation rentals on Hornby Island (a) will not help solve affordable housing challenges in the Hornby community, and (b) will have a deleterious impact on the local economy. And (c), our own future here would also become uncertain if no-rentals are permitted.

Thank-you for taking our Hornby story into account as you deliberate on these matters affecting the island's future.

Sincerely,

Diana Ellis [REDACTED]

Keith Wilkinson [REDACTED]

Hornby Island: [REDACTED], Hornby Island BC V0R 1Z0

Vancouver: [REDACTED]

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