

From: [REDACTED]
Sent: Friday, December 1, 2023 6:44 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: Sonja Zupanec; northinfo; hornbyshortterm@gmail.com
Subject: Short Term Vacation Rentals on Hornby Island

Dear Local Trust Committee,

My family has been vacationing on Hornby Island for over 25 years, staying at various short term vacation rental properties on Anderson Drive and in the Whaling Station and Sandpiper neighborhoods.

Over those years we have developed very deep connections to Hornby and it's wonderful community.

We were delighted when we were able to purchase our own recreational property in July, 2023 and looked forward to building many family memories there as our adult children began to raise their own families.

Part of our ability to purchase our dream property was the assumption that we would be able to partially support the home financially through STVRs. In fact, we were able to rent the property for some weeks during the summer with the assistance of Wind and Waves Holiday Homes.

Needless to say, recent developments, particularly the elimination of 'grandfathering' for legal non-conforming use by the provincial government which we expected to rely on should the current Official Community Plan/Land Use Bylaw review change existing STVR provisions, has caused much concern in our family as the prospect of continuing to be able to afford to own our dream property is now in jeopardy.

Although it would be wonderful to reside on Hornby year-round, this is currently not possible for our family due to work, school and other commitments. However, we use our Hornby home regularly year-round and therefore are not in a position to rent the property on a long-term basis. I am sure this is likely the case for most recreational properties on Hornby and therefore the elimination of STVRs would do little, if anything, to address the long-term housing issues on Hornby.

While we recognize there are challenges created by the level of tourism during the summer months on Hornby, the significant positive economic impact is essential to support the Hornby community of local businesses, artisans, restaurants, the Coop store, and local tradespeople.

Much of the net revenue derived from STVRs is reinvested in the properties resulting in employment for property managers, cleaners, grounds maintenance trades, as well as property improvements that employ local tradespeople. In addition, the monies spent in the community by guests of STVRs is essential to the economic well being of the community. Moreover, the contribution to community funding from the MRDT creates a predictable, annual funding to affordable worker housing. A very significant portion of the funding would be eliminated if STVRs could no longer contribute.

We also recognize that STVRs can contribute to issues of water conservation and environmental impacts. As good Hornby citizens we can do our part to address those concerns by requiring guests to bring their own linens and not allowing the use of laundry facilities, installing a monitoring system so guests are aware of their water use, installing low water use appliances and installing rainwater

harvesting systems to supplement existing water sources. Environmental impacts can be minimized by ensuring our permitted septic system is maintained according to required standards and installing a recycling and composting centre. We also use a professional local property management company to ensure guests adhere to all good neighbour practices and local contacts are available in case of any issues.

These are examples of some of the actions STVRs can take to minimize impacts on water conservation and the environment. We believe most recreational homeowners would welcome reasonable guidance on how to minimize their impact; we all wish to be good Hornby community members, albeit parttime.

In addition, we have joined HISTRA to support their activities and we follow their best practices guidelines. In this regard, our family supports the four key ideas that HISTRA thinks will work to accomplish the continuation of legal STVRs, the management of their growth to address community concerns and support for affordable housing in our community:

1. The LTC directs staff, at the December 13th meeting, to ensure that currently operating, bylaw compliant properties will continue to operate legally.
2. A simple process be managed this winter and spring to inform the OCP/LUB changes and provide clarity about the current number of operating and bylaw compliant STVRs on Hornby, their capacity and their frequency of operation.
3. A cap on STVRs be established at 10-15% above the number legally operating the time the bylaw is enacted.
4. After the updated LUB/OCP is enacted, any new STVRs, up to the established cap, be approved through a set of criterion in a CVRD managed Licencing program

We do not believe the current Official Community Plan/Land Use Bylaw review should eliminate legally operating STVRs due to the significant negative impacts on the Hornby community, which far out weight the impacts on issues of water conservation and the environment of STVR (which can be mitigated), and would do little, if anything, to address the long-term housing issues on Hornby.

It is unfortunate that the issue of STVRs appears to have become an adversarial one between fulltime and parttime Hornby residents. Instead the issue should be considered as a symbiotic one that allows both parties to enjoy Hornby and the community benefits it can afford to offer.

Thank you for your consideration.

Duncan White & Deneen Baron