

**From:** Ken A-N [REDACTED]  
**Sent:** Friday, December 1, 2023 10:20 PM  
**To:** Sonja Zupanec  
**Cc:** northinfo  
**Subject:** Short term rentals  
**Attachments:** submission in favour of Short term rentals 2023 KeAN MaFin .pdf

Hi Sonja,

Attached is my submission to the trustees.

best wishes,

Ken Agar-Newman

***I acknowledge and respect the Cowichan peoples on whose traditional territory I live. Their historical relationship with the land continues to this day.***

***The Cowichan Tribes annually fished the Fraser River, as far away as Yale, and in fact, Lulu Island – now the site of Vancouver International Airport – was their traditional summer base camp.***

*Ken Agar-Newman (he, him)*

I am urging you to continue to allow limited short-term rentals on Hornby Island. I agree that there should be a cap and this cap should allow at least current levels of rentals.

We have a legacy property in the grassy point area.

This is a log framed family cottage built by my Mom and Dad forty-six years ago, a block in-land, from hidden beach. They harvested the logs from the property. My three siblings and their families continue to visit the cottage. My three children, their spouses and children also stay at the cottage too.

Since my wife and I have purchased the property, we renovated it in 2019. This renovation cost us \$150,000.00. We have added a top of the line waterless Sun Mar centrix 3000 compost toilet as well as a rain water harvesting system designed by an ASSE Certified: RWH Designer/Installer/Inspector Mr Ken Nentwig. The cottage is meticulously kept and is not winterized, though we love staying for hardy holidays all year. We have devised Short Term Rentals during the summer as our solution to mediate the expenses of keeping our cottage in the family. Financially STR's permit us to break even with not much more money to spare. We rely on Wind and Waves as our Management Team for this period.

We employ Hornby Island locals frequently for more professional maintenance of our cottage.

I have been a landlord in my primary residence off Island for about thirty-five years. I would NOT be converting our cottage on Hornby to a long term rental. My experience as a long-term rental landlord has been negative for many reasons. Conversely, my experience as a Short Term Rental landlord is positive. Our cottage is thoroughly cleaned and maintained in a highly standardized quality assurance manner, at least once a week. I have never seen a long-term renter achieve this high standard of care. In addition, the Team maintains the compost toilet as well as ensures rodents do not invade our cottage. I have an electric fence secured underneath the cottage as well as snap traps under the bathroom to help in this constant battle. These measures would NOT be maintained in the high standards of the Management Team if it was up to long term renters in my experience. Few long term renters would be able to keep rodents from entering the premises in my experience.

We have a friendly loyal cadre of regular reliable Short Term Renters that holiday in our cottage. They spend most of their day outside enjoying Hornby Island and not in our cottage, with the wear and tear associated with long term living. Moreover, Short Term Rentals have enabled my wife and I, as well as our children, to keep the cottage, due to the offset of the high dollar expenses of owning this Hornby Island dwelling. Since COVID we have noticed that prices have skyrocketed. We would NOT be able to keep our cottage with a long term rental financial plan due to these expenses and a low rate of return for long term rents. Nor would we be able to holiday in our cottage with the long term rental time-line.

Therefore Margaret, my wife and I urge that all decisions about Hornby Island's future allow us to continue with Wind and Waves and Short Term Rentals in the summer.

Thank you

Ken Agar-Newman and Margaret Finnis

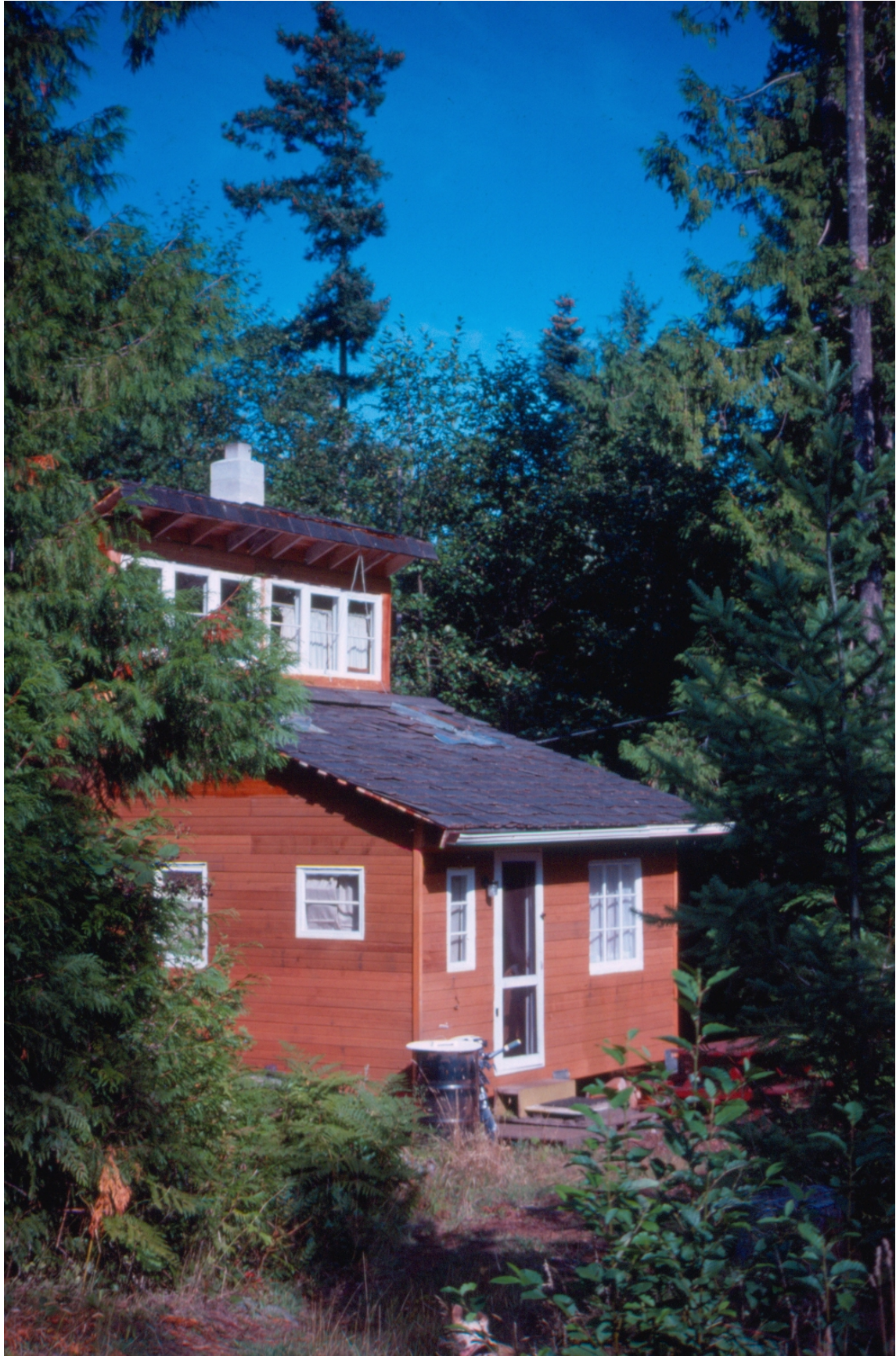




2019 after we did renovations. The concrete blocks my Dad had used as the foundations were steadfast, dug right into the hard-pan, but the wood blocks on top of them, holding the weight of the log frame of the cottage, had decided to “walk” eastward. Therefore renovations were essential.

(see next page)





1977 immediately after my Dad and Mom built the cottage