

**From:** Ken Stobbart [REDACTED]  
**Sent:** Friday, December 1, 2023 12:04 PM  
**To:** Sonja Zupanec  
**Cc:** northinfo  
**Subject:** Hornby Island Vacation Rentals

Dear Sonja,

We have written with our concerns to the Island Trustees and as planner, we wanted to make our thoughts known to you as well.

We have been visiting Hornby Island with our family for over 25 years. Having access to rental accommodation over the years has allowed us to give our children the experience of Hornby life and all the natural beauty that it has to offer. Our family has had a lifelong dream of owning our own small piece of the island to spend more time together as we grow older. We were finally able to purchase a property a number of years ago and the only way it is sustainable for us is to offer some part time rentals when we are not here in order to help cover some of the maintenance and tax expenses. Regardless, we would never consider a long term rental situation as we would be unable to spend time on Hornby ourselves.

We have always run our rentals transparently, above board and within the rules and we directly employ a number of residents between management services, cleaning, gardening, landscaping and maintenance. We have also invested in a 5000 gallon rainwater harvesting cistern to eliminate any effect on the groundwater resource and we educate our guests on the precious groundwater supply as well as the fragility of the natural environment.

When you are considering amendments to the Official Community Plan and the Land Use Bylaw, we are asking you for your support to allow the continuation of a legal pathway to operate controlled, professionally run vacation rentals on Hornby Island for the following reasons:

- Vacation rentals positively support the local economy, local businesses, artisans, and local workers.
- The Municipal and Regional District Tax generated contributes tens of thousands of dollars a year to local affordable housing with the potential to increase over time.
- Making vacation rentals illegal would not have a positive impact on affordable long term housing as most owners are part time residents staying in their homes throughout the year.
- Without vacation rentals many families (some multigenerational families) with deep roots in the community could be displaced.

Thank you in advance for your positive support.

Sincerely,

Ken and Katrina Stobbart