

From: Eulala Mills [REDACTED]
Sent: Saturday, December 2, 2023 1:29 PM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: Sonja Zupanec; northinfo; HISTRA Association; Rachel Diment; Paul Diment
Subject: The Hornby community is varried and we all need your representation and support

Dear Alex and Grant,

I hope this letter finds you well, and I appreciate your time in considering the concerns I am about to express. As a devoted member of the Hornby community, I write to you today not just as a member of the community but as a custodian of a cherished legacy and a stakeholder in our island's future.

I understand that the LTC believed that the Provincial 'grandfathering rules' would allow the 130 or so legal Vacation Rentals to continue after the OCP/LUB changes. The removal of that long standing property right protection across all of BC is the creation of the Province, not the LTC.

Nonetheless the two things – the LTC direction for the OCP/LUB changes and the new Provincial legislation - combine to make the end of all Vacation Rentals on Hornby certain – unless you, the LTC, make a change.

This has caused me considerable distress, leading to countless sleepless nights as I grapple with the potential ramifications for not only my family but also for the very fabric of our community.

Allow me to personalize the impact of these changes and shed light on the narrative that often goes unnoticed—the story of families deeply rooted in Hornby, who have actively contributed to the essence of our island and offer Vacation Rentals to visitors.

My Mom spent two decades searching for a place she could call home. Her love affair with Whaling Station Bay started in 1967, and despite several setbacks, she persisted in her dream of making Hornby her permanent residence. In 1987, at the age of 60, she finally secured an undeveloped lot on Whaling Station Bay, a dream she pursued with unwavering determination and substantial sacrifices.

Over the last 10 years of her life, Mom was able to do less and less physically and to afford less and less of the maintenance work needed to keep a rural, remote home safe and secure. Since I started taking care of the house I have had to repair septic, electric, plumbing, roof, cisterns and water collection, fencing and decks. Not to mention the work that was needed inside. It is a

labour of love and we feel Mom in every board of the home she created, we look out the window and see where her ashes were spread, we know her spirit visits in the Herons at the shoreline.

Vacation Rentals, operating legally, contribute significantly to our community. Aside from the support for the artists, farmers, restaurants, distilleries and breweries, the co-op, and almost every one of the 155 home businesses here, the Municipal and Regional District Tax (MRDT), with 75% of its funds coming from Vacation Rentals, presents an invaluable opportunity to fund affordable housing initiatives. By enabling legal Vacation Rentals, the Local Trust Committee (LTC) has the power to safeguard this new funding stream—a \$50,000 (or more) a year lifeline that could, for the first time, provide predictable and annual financial support to housing efforts on Hornby.

Now, faced with the proposed changes to the OCP/LUB, the prospect of losing the ability to offer our home as a Vacation Rental has severe consequences. This rental income is not a luxury; it is a lifeline that allows us to continue preserving my mother's dream. I am only able to honour her sacrifices because I can offer the house to visitors for 10-12 weeks each season. Without that income I will struggle, and likely fail, to hold on to Mom's legacy for her family. This home will never be affordable housing, rental or otherwise. Forcing our family out of the community will not help those who need housing. Yet the tax (MRDT) dollars it generates actually will, at least half of that money will go to affordable housing on Hornby. I gladly contribute these dollars and fully support the move towards the full amount supporting affordable housing needed in our community .

I implore you to recognize that the members of our community who choose to rent their homes to guests are not wealthy or disconnected, we are putting money into, not taking it out of, the community, we are community members who stay in our properties enough of the time that we have no long term rental to offer. I am on the Island at least half time, 10 months of the year.

We are the polar opposite of faceless 'investors' with no connection to the people or land.

I implore you to reconsider the current direction. By allowing legal Vacation Rentals to continue, enabling a small managed amount of growth by setting a reasonable maximum, slightly above the current number and supporting a licensing system, the LTC has the chance to make a real impact on the creation of affordable housing and protect not just our homes but the economic stability of our community. The potential fallout from ending Vacation Rentals, would be devastating to countless families, local businesses, and the island as a whole.

In closing, please consider the tangible impact these decisions will have on families like mine, who are deeply invested in the well-being and future of Hornby.

Thank you for your time and consideration.

Sincerely,

Eulala Mills

