

From: Gregg Sayer [REDACTED]
Sent: Saturday, December 2, 2023 1:08 PM
To: Timothy Peterson; Alex Allen; Grant Scott
Cc: northinfo; Sonja Zupanec
Subject: A balanced approach

Dear Trustees and Staff,

I am writing to urge our elected representatives to continue your appreciated efforts to find a balanced solution that allows responsible owners of short-term vacation rentals on our beloved Hornby Island a *predictable* and *legal* way to continue to operate. A balanced approach is more fair, more effective and better for community harmony.

Specifically, I support the following actions:

1. Allow those currently running STVRs that comply with bylaws to be grandfathered in the OCP and LUB. Any new STVRs must then go through a suitable licensing process with reasonable caps on the number of STVRs allowed to operate.
2. Task HISTRA with compiling a list of known STVRs (to provide Trustees with good data as well as encourage responsible owner & guest behaviours, such as water conservation).
3. Use any or partial revenue generated from licenses and permits to directly fund or subsidize the construction of affordable housing.

I believe the above actions are balanced, reasonable and fair for the following reasons:

- **HOUSING SUPPLY:** Prohibiting STVRs will not add housing supply and will likely only push some activity underground. On the other hand, using revenue from licensing/permits to fund new dedicated housing will definitely add housing supply.
- **AN EVERYONE PROBLEM:** If effectiveness is the goal, then water conservation efforts need to target 100% of residents, not just 10%.
- **COMMUNITY UNITY & FAIRNESS:** A complete prohibition on allowing responsible owners to operate STVRs unfairly punishes community members in this group. It would go too far in infringing on individual property rights and would crater the livelihoods of residents that depend on tourism; restricting the rights of one minority group to the benefit of another. I find this deeply unfair, undemocratic and divisive.

- **MY PERSONAL STAKE:** We're a middle-class family living in a very expensive province at a very expensive time. The modest income we generate from renting to responsible guests affords us the ability to maintain our cabin and cover property taxes. My father recently handed down our lot to me and running an STVR allows me to see a future where I can pass it on to my kids. A complete prohibition would threaten this possible future and makes me angry and sad to even contemplate it.
- **BALANCE IS A GOOD THING:** A balanced approach, while likely making no one group 100% satisfied, would be good for community unity (instead of, for example, a community where neighbours snitch on neighbours or one where STVRs run amok without limits).

With gratitude and respect for your service.

Gregg Sayer & family