

From: Nancy Harrison [REDACTED]
Sent: Sunday, December 3, 2023 9:45 AM
To: Timothy Peterson; Alex Allen; Grant Scott; Sonja Zupanec
Cc: 'Paul Buitenhuis'; northinfo; hornbyshortterm@gmail.com
Subject: Short term rentals on Hornby Island

Dear Tim, Alex, Grant and Sonja

We are writing this letter in support of short-term vacation rentals on Hornby Island and to speak to some of the recent proposed changes made by representatives on the Island.

Our family's history on Hornby Island goes back over 20 years as a place that our immediate and extended family and friends have gathered for summer vacations with our parents, children and now grandchildren. We feel very fortunate to be able to spend time year-round on the island and enjoying the community, land and culture during every season on Hornby. We are avid mountain bikers, hikers, kayakers and enjoy all the Island offers in this regard.

For the first 15 years, we rented various short term vacation rental homes on the Island and had the opportunity to experience various locations (Whaling Station, High Salal, and Grassy Point). As short term weekly renters we were always respectful, clean and conscious of the community – we made good friends during our time renting. We had great experiences getting to know the people and the island.

With that in mind, we were fortunate enough 6 years ago to be able purchase a home on Hornby which we currently use part time. We are planning on spending more time on Island as we move into the retirement phase of our lives. We feel honoured to be becoming part of the community making friends, being involved and to be able to spend time year-round on the island. We enjoy the people, community, land and culture during every season. We are avid mountain bikers, hikers, kayakers and enjoy all the Island offers in this regard.

Until we retired and can spend more time on Hornby, we have been renting our home out for the wedding seasons and when possible, a few weeks during the summer. We have also donated the house for artists when they have come for various events such as the Jazz Festival.

We are very conscious of the resources on Hornby and care deeply about the impact our footprint has on the Island, we have therefore implemented many "improvements" over the last five years to make our property more sustainable including:

- Installing water storage and collection tanks which allow us to not use well water during the summer months;
- Replanting the garden to draught resistant plants;
- Heat pumps to ensure low energy use; and
- Increased insulation to the house.

When renting out our house on the Island we have implemented many practices for our guest to follow including water conservation and environmental protection including fire bans and removal of all garbage as well as a bringing their own linens policy to be washed when they return to the primary residence. We have found that once educated people are more than respectful and do adhere to these policies.

Many of our guests are “generational” i.e. families traveling with parents, children and often other family members. Some have been coming to Hornby for decades and respect, love and appreciate Hornby as much as we do. They come to the Island because of its culture and community.

We also have made it a point to hire locals for all of our help on island including care takers, rental agency, gardeners, septic tank monitoring repair, water systems, plumbing etc. In so doing we support the local economy. We are excited to see younger families move to Hornby to help build a vibrant diverse community.

We are very concerned that recent changes contemplated by the local Island Trust , with what seems to be very little consultation with the Hornby community, will have a major impact on short term rentals and could result in short term rentals on the island no longer being legal. We do not agree nor support these actions and do not believe these changes are supported by the Hornby community in general.

If short term rentals are no longer legal on Hornby Island, we believe there will be several negative impacts on the Island including:

- A substantial reduction in money coming into the small businesses in the community during the summer months including artists, restaurants, seasonal workers, and local shops. The 4 months of summer rentals keep the Hornby businesses alive and thriving;
- A reduction in funds created by the Hornby short term rental business which flows back to the Island through taxes gathered the short-term rentals can and will assist with finding solutions for affordable housing on the island.

We do think that Hornby Island, like most communities in BC, need to consider how to support sustainable local affordable housing. However, this is not an issue unique to Hornby Island and it is not a result of short-term rentals. Nor will the removal of short-term rentals result in any solution to the problem.

We also want to make it clear that eliminating short term rentals will not, in our opinion free up any housing to provide additional longer term rental housing to the community. In our case, we would not rent the house out for longer term rentals as it would then not be available for use by ourselves and/or our family.

We support HISTRA and its ideas to support vacation rentals in a respectful and legal manner for the betterment of the community including:

- The LTC directs staff, at the upcoming December 13th meeting, to ensure that currently operating, bylaw compliant properties will continue to operate legally.

- 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.
- A cap on STVRs be established at 10-15% above the number legally operating the time the bylaw is enacted.
- After the updated LUB/OCP is enacted, any new STVRs, up to the established cap, be approved through a set of criteria in a CVRD managed Licencing program

We believe that the right approach is to come together and have consultive dialogue with each other to help find ways to support finding solutions to affordable housing which respect all the community members. We would be happy to work on this with people in the community.

We will be present at the upcoming Dec 13 Island Trust meeting and look forward to a dialogue to find a way to move forward and help each other continue build a strong caring respectful community on Hornby Island.

Regards,

Nancy & Paul

Nancy Harrison & Paul Buitenhuis