

**From:** Angela Hudson [REDACTED]  
**Sent:** Monday, December 4, 2023 1:23 PM  
**To:** Alex Allen; Grant Scott; Sonja Zupanec; Timothy Peterson; northinfo  
**Subject:** Short Term definition changed by Province to be less than 90 days  
**Attachments:** Letter to Trustees 12 04 2023 .pdf

Dear Trustees and Sonja,

Please find a letter attached expressing concerns regarding the current LUB and the new definition of short term rental which has been changed from under 30 days to now under 90 days.

Without changes to the LUB this will have a drastic impact on Hornby from October 1 to April 30 regarding property owners renting to temporary workers who visit the island for work for less than 3 months at a time.

As it stands right now with the new definition, it will be illegal for Hornby property owners to rent a home to any temporary worker who can not commit to a minimum 3 month rental between October 1 and April 30.

Home owners who do, will be subject to Short Term Rental fines and penalties imposed by the Province.

Please see the attached letter expressing my concerns in greater detail.

Sincerely,

Angela Therrien (Hudson)

November 30, 2023

Hornby Island Trust Committee

- Trustee Alex Allen: [aallen@islandstrust.bc.ca](mailto:aallen@islandstrust.bc.ca)
- Trustee Grant Scott [gscott@islandstrust.bc.ca](mailto:gscott@islandstrust.bc.ca)
- Timothy Peterson [tpeterson@islandstrust.bc.ca](mailto:tpeterson@islandstrust.bc.ca)
- Sonja Zupanec, Planner [szupanec@islandstrust.bc.ca](mailto:szupanec@islandstrust.bc.ca)

Dear Trustees and Sonja,

**RE: SHORT TERM DEFINITION CHANGED BY PROVINCE TO BE LESS THAN 90 DAYS**

I am writing to raise the concern regarding the BC Government recent amendment to the definition of short-term rental from less than 30 days to now less than 90 days and the repercussions for Hornby Island to be able to provide temporary workforce housing between October 1 – April 30.

I have provided the link to the BC government website where the new definition is found and also cut and pasted the new definition below for ease of reference.

<https://www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals#definitions>

***Short-term rental***

*Short-term rentals are accommodations provided to members of the public in a host's property, in exchange for money, **for a period of less than 90 consecutive days**. They are generally tourist accommodations that are often found in residential or resort areas. They may be advertised via online platforms such as Airbnb, VRBO, Expedia and FlipKey, but may also include short-term rental offers on other web forums including Facebook Marketplace, or found in classified ads in newspapers.*

With the new classification of short-term rental by the Province to be any rental less than 90 days that will virtually eliminate any property owner from renting their property on Hornby for temporary workforce housing during October 1 – April 30. Anyone on Hornby who does, will be subject to the new enforcement and increased STVR fines to be levied by the provincial government if the stay is less than 3 months.

As you are aware, Hornby relies on these temporary worker housing arrangements to keep its infrastructure running and support to the residents going. Examples of the need currently would be the Summit fibreoptics workers, City West workers, construction workers, roofers, temporary ferry workers, nurses, caregivers etc. None of these people would be able to find temporary accommodation on Hornby without something written into the STVR Land Use bylaws on Hornby to permit it. They would have to sign a long-term rental agreement in excess of 90 days, and many people coming to Hornby for temporary work could not commit to renting for that length of time.

A quick review of the current land use bylaws for Hornby does not separately define what short term accommodation is by number of days. I believe at the time the LUB was written there was reliance was placed on the BC province definition of short-term accommodation - which was less than 30 days. Therefore, what the province has defined now will be the rule moving forward.

Focus on this area by the trustees is critical as the definition has already been changed and enforcement of increased fines etc. will go into effect May 1<sup>st</sup>, 2024 resulting in significant penalties charged to owners who rent to temporary workforce housing after September 30 2024.

*Timeline from BC Website:*

- ***Immediately after Royal Assent:*** Increased fines and tickets, business licensing authority for regional districts
- ***May 1, 2024:*** Principal residence requirement (including definition of exempt areas or accommodations), changes to legal non-conforming use protections
- ***Summer 2024:*** Data sharing
- ***Late 2024:*** Provincial registry launch, requiring platforms to remove listings without valid provincial registry numbers

Without planning by the trustees, regarding this much-needed workforce housing, the rules will fall under whatever is decided in the LUB for Hornby regarding STVR. Unfortunately, workforce housing for less than 3 months at a time is now considered to be a short-term rental. Depending on what is decided by the trustees it could have the unintended consequence of eliminating a much-needed support within our community for the day-to-day life of its residents year round.

Please consider this concern when discussing next steps regarding the STVR bylaws.

Sincerely,

Angela Therrien

Hornby Resident and Property Owner

Cc: [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca)