

**From:** Ruth's Country Retreat [REDACTED]  
**Sent:** Monday, December 4, 2023 9:30 PM  
**To:** Alex Allen  
**Cc:** Grant Scott; Sonja Zupanec; northinfo;  
hornbyshortterm@gmail.com; Timothy Peterson  
**Subject:** Letter for the upcoming Dec 13 LTC meeting  
**Attachments:** Letter for Dec 13 LTC meeting.pdf

Please find attached a letter from myself regarding the upcoming December 13th LTC meeting.

Sincerely,

Ruth Goldsmith

To whom it may concern,

Re: The impact that the loss of Vacation Rentals would have on me.

I am writing this letter as I am concerned about the proposed changes to short term rental on Hornby Island B.C. Changing the current Short Term Vacation Rental regulations would put me in financial distress. Please let me tell you a little about myself.

In 1977 my husband and I came to visit Hornby, fell in love with it, and bought a piece of property. For 2 years we lived on Hornby Island while we worked on building the house. From 1979 to 1982 we lived here part time as we had to live elsewhere to raise funds to finish the house. We returned in the summer of 1982 and I have lived here full time since then.

This is the only property I own and it is my home.

Shortly after moving to Hornby Island I became a single mother and money was tight. Over the years I worked many different jobs, home support, cleaning, baking for the local store and so on, in order to be able to earn enough to stay on Hornby.

I was fortunate to get a part time job as a teacher's aid for the Hornby Island School (which I worked at for 29 amazing years). For years, I was laid off every summer with hopes that I would be re-hired in September. That left me with over 2 months where I did not have an income. I had to become creative to survive and stay on the Island. In the late 80's I opened a bed and breakfast which evolved into a short term rental. The money from short term rentals also helped me raise my two daughters and continues to make it possible for me to stay living on Hornby Island.

I do not have a big pension. The income from my short term rentals helps pay my property tax, my house insurance, and sometimes helps cover minor repair expenses. I now pay more in taxes and insurance annually than what I originally paid to purchase the land. Without the rental income, these expenses alone would take up more than  $\frac{1}{3}$  of my annual income.

With a fixed pension I have had to become creative, which is why I also bake and sell cookies and cakes at the local Co-op store. Without the extra income I receive from the rental it would be increasingly difficult for me to be able to continue living here with a decent quality of life. I would have trouble covering my increasing medical expenses, have a car so I can stay independently mobile, and enjoy a few small extra things now and then. I tend to live a very simple lifestyle overall.

My practices for rental are as follows;

- I rent out a small part of my house which was originally an in-law suite. When it is not being rented it is part of the regular household.
- The average number of renters at any time is between 1 - 4 people, normally 2.
- The renters bring their own bedding and towels, so I do not have to wash laundry, which saves on the amount of water being used. I also encourage renters to bring their own drinking water. They are told they can only have one very short shower per person per day. There are no laundry facilities offered on our property for them. Having my guests conserve water is very important to me as the well is also my water supply.
- I ask that they recycle and that they take their garbage with them when they leave.
- The minimum rental time I offer is 1 week, with many of my renters staying 2 weeks.

Many of my renters have been staying with me for over 10 years. I have one family who has been coming continually for almost 24 years. After so many years my renters have become friends. They are low impact, quiet people, and they do not come to the island to party. They truly love Hornby Island and value their precious time spent here. I would hate to see them lose the opportunity to enjoy and appreciate the beauty and uniqueness of the island.

I live on the property at all times during the rental season so am able to keep a close eye on things. I have off road parking which means that there are no cars parked on the side of the road. I intentionally keep my rates low in order to give low and middle income families a chance to have a nice holiday on Hornby. Many of my renters save up for this special trip to Hornby and it is often the only holiday they are able to take. I am not trying to make a big profit, I am just trying to cover my taxes and insurance.

I leave out brochures and maps and encourage my renters to visit our local shops and artists as well as take in local events and the Farmers Market. I also encourage them to take the bus, as well as hike or cycle to lessen their impact. I have spoken to many artists who have told me that the sales to summer visitors make up a large portion of their annual income.

Since the space I rent out is an integral part of my household during most of the year, I would never rent it out full time.

I am aware I am not the only resident on Hornby who uses short term rental income to help them be able to stay here. I have spoken to people like myself who have also stated that their rental unit would not become available as full time rental. Many of us

move out of our residences, some into trailers or garages on their property, for the time that they are renting out their place in the short term. The rest of the year they move back into their home and live in it.

I have noticed through the years that there has been a change in short term rentals from locals supplementing their income to people buying property to create a profit. I feel strongly that there is a big difference between year round residents like myself who live on our property and wish to be able to continue to do so, and people who are buying property as an investment.

I am a long term year round resident of Hornby Island. If this change goes ahead, it would greatly reduce my income and put me in financial hardship. It would also have a negative effect on the overall quality of my life.

Please consider the voices of the people who rely on short term rental income to stay on the Island and contribute to the community. Many of us are long time residents and have contributed, and continue to contribute, to this community.

Sincerely,

Ruth Goldsmith