

From: Robin Sydneysmith [REDACTED]
Sent: Tuesday, December 5, 2023 8:57 PM
To: Alex Allen; Grant Scott; Timothy Peterson; Sonja Zupanec; northinfo
Cc: HISTRA Association
Subject: STVRs on Hornby

Dear Trustees;

We are writing to express our concern about the potential impact on the Hornby Is. community of the Local Trust Committee's new limits on STVRs introduced in September - which in itself came as a surprise to us.

Of particular concern is the effect of LTC's decision in combination with the recently tabled provincial legislation to limit short term vacation rentals (STVRs) to principal residences only.

It appears that an unintended consequence of these two apparently disconnected policy decisions may serve to eliminate STVRs on Hornby entirely.

We understand that the elimination of STVRs is the goal of some members of the community, but we do not think it is the wish of the majority of residents and ratepayers on the Island. We believe that STVRs are a vital component of the local economy. We ourselves benefited from having access to STVRs of various types when we first started visiting the island in the late '90s with our young family. We stayed in many different places and got to know different parts of the island.

We took the plunge in 2010 and bought our own cottage which was already being used as an STVR. We continued the practice renting for 4-5 weeks per summer, less in

recent years as we spend more time there ourselves. The revenue helps us afford to pay the many ongoing annual costs of upkeep, insurance, and taxes.

We have had more or less the same guests coming back year after year, there has been very little turnover in ten+ years.

We have a modern six-chamber septic and a rainwater collection system.

It goes without saying that we love the island and its people. We hire local Hornby trades and services almost exclusively (Just paid a \$2K bill to someone the other day).

However, were STVRs to stop tomorrow there would be no rental gain for island residents. We use our place all year round so there simply isn't the opportunity.

We support the MRDT and the predictable, annual funding it has the potential to help contribute towards affordable worker housing.

We support the four key ideas that HISTRA is proposing to accomplish the continuation of legal Vacation Rentals, the management of their growth to address community concerns, and support affordable housing on Hornby including:

1. The LTC directs staff, at the December 13th meeting, to ensure that bylaw-compliant STVRs are allowed to continue to operate legally.
2. 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.
3. A cap on STVRs be established at 10-15% above the number legally operating the time the bylaw is enacted.
4. After the updated LUB/OCP is enacted, any new STVRs, up to the established cap, be approved through a set of criterion in a CVRD managed Licencing program

Deirdre Hay & Robin Sydneysmith