

**From:** James Gallinger [REDACTED]  
**Sent:** Tuesday, December 5, 2023 7:36 PM  
**To:** northinfo; Alex Allen; Grant Scott; Timothy Peterson  
**Subject:** STVR changes  
**Attachments:** To\_ Hornby Islands Trustees.docx

To: Hornby Island Local Trust Committee

Please find attached My letter of support for Short Term Vacation Rentals on Hornby Island, with respect to the meeting on December 13th

Regards

James Gallinger

[REDACTED]

Hornby Island, B.C

To: Hornby Islands Trustees

We have been visiting Hornby island for more than 25 years , We have a deep connection with Hornby Island and its many wonderful places.Both our children worked at the Coop when going to University,

When we first visited ,we rented homes from residents .Speaking with the owners, many of them said rentals supplemented their incomes and allowed them to stay on Hornby.

And then 14 years ago we were lucky enough to purchase a property on Anderson Drive. The cabin was in sad condition,totally overgrown and in need of repair. Our cabin has a rainwater collection , and a septic system.Over the years we have repaired the cabin, cleared land, and planted gardens. We have hired many local trades to replace skylights, repair plumbing, electrical upgrading, and tree work. We also frequent the Farmers market and various eating establishments on the island.

Restricting short term rentals will be a huge blow to the island economy, not only to the people who rent out their homes, but also the artisans, potters, crafts people, trades people, eating establishments, the list goes on

It is a fallacy that eliminating short term rentals will open more long term rentals up , if you surveyed the owners, it would only be a tiny percent who convert to long term rental. The owners want to be on the island for some of the nice times also.

The idea that eliminating vacation rentals will solve the long term housing issue is very misguided. If affordable housing is to be built, it will need support from all levels of government. Vacation rental taxes can help build affordable housing. There has been donated land on Hornby designated for affordable housing project that has been stalled for many years . When is that going to happen?

Hornby Island Short Term Rental Association has created a framework for renters to be bylaw compliant, and follow best practices

This is a local solution to a local issue by people who care about Hornby.

We hope to leave our cabin as a legacy to our children , and vacation rentals may be the only way they can afford to continue ownership.

Regards

James Gallinger

Kathryn Bell



Hornby Island, B.C.