

From: Peter Orr [REDACTED]
Sent: Tuesday, December 5, 2023 4:22 AM
To: northinfo; Timothy Peterson; Alex Allen; Grant Scott
Cc: hornbyshortterm@gmail.com; [REDACTED]
Subject: RE: Letter to the Hornby Island Local Trust Committee
Attachments: Letter to the Hornby Island Local Trust Committee_Dec 5 2023_V2.pdf

Please replace with this version and accept my apologies for an error in the earlier draft.

Regards,

Peter Orr

From: Peter Orr [REDACTED]
Sent: Monday, December 4, 2023 10:00 PM
To: 'northinfo@islandstrust.bc.ca' <northinfo@islandstrust.bc.ca>; 'tpeterson@islandstrust.bc.ca' <tpeterson@islandstrust.bc.ca>; 'aallen@islandstrust.bc.ca' <aallen@islandstrust.bc.ca>; 'gscott@islandstrust.bc.ca' <gscott@islandstrust.bc.ca>
Cc: 'hornbyshortterm@gmail.com' <hornbyshortterm@gmail.com>; 'carolmadsen@shaw.ca' [REDACTED]
Subject: Letter to the Hornby Island Local Trust Committee

Please accept this letter as input to the upcoming Dec 13 meeting of the Hornby Island Local Trust Committee.

Best Regards,

Peter Orr

Peter Orr



5 December, 2023

Timothy Peterson. Lasqueti Island Trustee, Executive Committee Vice-Chair.

Alex Allen. Hornby Island Local Trustee.

Grant Scott. Hornby Island Local Trustee.

Hornby Island Local Trust Committee

Dear Committee Members,

I write concerning the impact of recent legislative changes by the BC Government in the Short Term Vacation Rentals Act upon STVRs operating on Hornby Island. For the sake of clarity, please allow me to summarize these changes and accept my apologies for reviewing aspects with which you are likely already familiar.

As the Committee is doubtless aware, the BC STVR Act of October 2023 makes sweeping changes to the legal framework governing STVRs in the Province. These changes, under the Local Governments Act, Include:

1. implementing a provincial principal residence requirement which will restrict short-term rentals to the host's principal residence (or attached secondary suite)
2. 'Grandfathering' of STVRs, protections for non-conforming use of property, will no longer apply to short term rentals.
3. The Province will establish a short-term rental registry to ensure that short-term rental hosts and platforms follow the rules and provide local governments and the Province with the information needed to follow up.

According to government communications, it is anticipated that in future the legislation may be amended to exempt certain areas, including the Islands Trust, from the Principal Residence requirement. Further the legislation provides that certain areas may 'opt out' of the principal residence requirement.

The mechanism by which a member of a body like the Islands Trust might 'opt out' of the principal residence requirement is not clear to me. As the local government body, the Trust Committee is likely better placed to understand or seek clarification of such mechanisms.

What seems clear to me is that the Hornby LTC should act promptly to seek an exemption to the principal residence requirement for STVRs on Hornby Island, for the following reasons:

1. The intent of the BC STVR Act is to enable a transition of some 15,000 short term rental units to long term rental accommodation. Removing STVRs on Hornby will not have this effect. I expect that people, like my family, who live primarily off-island and own a second home on Hornby do NOT desire to become full time landlords. My family and I will continue to spend time at our home on Hornby, regardless of whether we can provide short term accommodation in the

summer months. We will not simply turn our home into a long term rental unit. I suspect this is the case for the majority of off-island owners of properties rented on a short term basis.

2. The availability of short term rental accommodation is essential to the tourism industry on Hornby. A substantial part, if not the lion's share, of Hornby's economy depends on tourism.
3. Independent of the local economic importance of STVRs, this accommodation allows families from across the Province and beyond to enjoy the wonder of Hornby Island. The investment of taxpayer funds in infrastructure such as the ferry network has not been made for the exclusive benefit of permanent Island residents.

It is my conviction that short term rentals can make a greater contribution to the Hornby economy. For example, the MRDT is in my view too low and should be raised to 6%. Owners of STVRs share responsibility for stewardship of Island, must support changes to reduce environmental impacts, and continue to contribute to the community.

Thank you for your attention and your dedicated service.

Yours Sincerely,

Peter Orr &
Family