

From: Jan Kennedy [REDACTED]
Sent: Thursday, December 7, 2023 3:38 PM
To: northinfo
Cc: Alex Allen; grantscott@islandstrust.bc.ca
Subject: Letter in Support of Hornby Is. Bylaw changes
Attachments: 2023.Dec.Ltr to IslandsTrust.ReSTVRBylawChanges.docx

Hi,

Please find attached my letter of support for moving forward in changing our Hornby Bylaws in order to limit/cap the numbers of STVRs allowed on Hornby Island.

Best,

Jan Kennedy

Islands Trust
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December 4, 2023

I write in support of updating our local Islands Trust Bylaws to restrict Short Term Vacation Rentals.

The BC government website, referring to it's "New Rules for Short Term Rentals", to come into effect in May, 2024, states:

"The number of short-term rentals (which may include, for example, rentals listed on Airbnb, VRBO, Expedia and FlipKey) have expanded rapidly over recent years, in B.C. and around the world.

Data shows that short-term rentals are diverting thousands of long-term rentals onto the short-term market in B.C., taking away homes people need.

Like many jurisdictions around the world, B.C. is responding to this growing challenge by taking action to regulate short-term rentals and return homes back to the long-term rental market."*

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

While the tourist economy is personally lucrative to many who own property on Hornby Island and is an important part of the Hornby economy, I believe unrestricted growth is also a significant liability when also considering the need to maintain a peaceful rural lifestyle, affordable year-round housing for local people and sufficient and uncontaminated groundwater. Unfortunately, the areas within the Island Trust appear to be exempt from the coming provincial regulations, requiring each island to address the needed changes through local Bylaw changes. The Island Trust has a mandate is to preserve and protect the beautiful and fragile islands. I feel very strongly that we must move, as the BC government, and countless communities, towns and cities across Canada and the world have begun, toward better regulation of short-term rentals for the good of the entire Hornby community's functions.

As a regular attendee of our local Hornby Island Islands Trust meetings, I feel very strongly that those Hornby property owners opposing any change or even the enforcement of our already existing local Bylaws regarding Short Term Vacation Rentals have been given a very full and complete hearing!

Our Local Trust Committee has sought and received recommendations regarding Short Term Vacation Rentals from a vetted local Advisory Planning Commission which did a very thorough investigation of the topic through monthly meetings over a 6-month period to which all stakeholders were invited, and did attend, and spoke to. In addition, an independent consultant firm was also hired to review the issue and produced a report for our LTC.

I believe, through my own observations and the 2 comprehensive studies done, that our LTC has done an excellent job of seeking, and reviewing, a wide range of study on STVRs, prior to requesting draft Bylaws to be drawn up with the purpose of controlling the numbers of Short Term Vacation Rentals operating on this small rural island. It is now time to move forward on this issue.

Sincerely,
Jan Kennedy