

From: [REDACTED]
Sent: Thursday, March 21, 2024 7:13 AM
To: Alex Allen; Grant Scott; Timothy Peterson; Sonja Zupanec;
northinfo; reachme@danielarbour.ca
Cc: 'HISTRA Association'
Subject: Hornby Island Special Community Meeting March 22nd

Good Day,

We were happy to learn that the Comox Valley Regional District will be moving ahead with first steps towards developing a licencing program for vacation rentals on Hornby.

We believe that licencing is the best route to a strong and fair management system for vacation rentals and is supported by many in the community you represent.

Therefore, we were disappointed to see that the document outlining the Islands Trust staff options for the LTC to consider did not include licencing as one of the options.

Our hope is that because the decision was made by the Comox Valley Regional District very recently, it was too late to be included in the document, and licencing will be added to the options before the meeting.

If not, of the options staff have developed, our opinion is that Option One or Option Three without the Principal Residence opt in, fit best with a fair and robust licencing program.

Certainly, opting into the Principal Residence Requirement would hurt many deeply connected community members and does not allow currently operating and bylaw compliant Vacation Rentals to continue.

We think the actions the Local Trust Committee should take in the short term, as the Licencing program is developed by the Comox Valley Regional District, are as set out by the Hornby Island Short Term Rental Association as follows:

1. **Define "Short Term Vacation Rental"**
 - Short Term Rental are rentals on Hornby are for periods of 30 days or less.
 - Hornby provides workforce housing for teachers, health care workers, City West, Summit etc., most of which are less than 90 days even in the off season.
2. **Define who will be able to continue offering Vacation Rentals under a Licencing program**
 - An **owner/family/family trust/home** that would have been considered a 'legal non-conforming' use prior to the provincial legislation, at the date of a bylaw change and:
 - The owner/family/family trust had operated their Hornby home as a vacation rental in the last year/season; and
 - The property is bylaw compliant.
3. **Define "Bylaw Compliant"** – The Vacation Rental owner must meet OCP/LUB or legal requirements:
 - Displaying a sign (name and number to contact while renting);
 - Meet the minimum number of parking stalls (one per bedroom);

- Offering no more than the maximum number of bedrooms (3 if the property is less than 10 acres and 4 for 10 acres +);
 - Have a septic certificate, if the property has a septic system, in the designated IA (Whaling Station, Anderson Drive and High Salal);
 - Operate as a Vacation Rental only from May 1 to Sept 30 in each year;
 - No unresolved, or not in active resolution, Bylaw infractions specific to Vacation Rental; and
 - The owner is registered for MRDT/PST on Vacation Rentals.
4. **Use the Provincial Registry or Establish a Vacation Rental Registry** to capture all operating and bylaw compliant Vacation Rentals on Hornby.
 5. **Enable the Vacation Rentals in the Registry to continue operation until a Licensing Program is established and operating.**
 6. **Cap the Number Vacation Rental licences** at those in the Registry, as at a specific date.

Furthermore, we suggest that the Housing recommendations for the OCP/LUB should be separated and managed independently from the Vacation Rental discussions and request that MRDT monies, which are largely generated through short term vacation rentals, support specific housing activities on Hornby.

This step should be taken as it was very apparent from public correspondence that, as most recreational property owners use their Hornby home regularly year-round, they are not in a position to rent the property on a long-term basis and therefore the elimination of STVRs would do little, if anything, to address the long-term housing issues on Hornby.

We look forward to learning that the LTC has requested staff to prepare draft amendments to the OCP and LUB Review Charter to reflect the above licensing option.

Yours Sincerely,

Duncan & Deneen