

From: HISTRA Association <hornbysshortterm@gmail.com>
Sent: Wednesday, August 7, 2024 3:32 PM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: Sonja Zupanec; northinfo; Michael Williams; Eulala Mills; Patrick Lui; Ray Therrien; Arifin Graham; Michelle Metzelaar-Easterly; Angela Hudson; Karen Young; Kim Luteijn; Jan Radford;
[REDACTED]
Subject: Comments and Questions related to the OCP and LUB drafts for August 9, 2024 LTC Meeting

Follow Up Flag: Follow up
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Good Afternoon Alex, Grant and Tim,

We have taken a fairly thorough look at the draft changes to the OCP and LUB prepared by Staff for this Fridays LTC meeting. The Vacation Rental changes are largely what we expected and we offer our thanks to staff for their hard work in creating the draft documents.

We have some comments and questions to offer as you consider the content you want to refer for review by other organizations.

- There is no definition of Short Term Rental in the drafts of either the OCP or the LUB. If this is not added, the Provincial 90 day definition will apply on Hornby. This will have a very negative effect on workforce housing for essential projects such as CityWest in the winter months.
- We are concerned that there is no reference to the potential for licensing in the future, we would have hoped to see that reflected as a possibility. We had expected to see wording similar to the following in the OCP:

Vacation Rental use could also be permitted by a Business License in accordance with Hornby Island zoning regulations, if the Comox Valley Regional District agrees to establish a service to enable Business Licensing and the local trust committee agrees that it would be an effective approach.

- We have always supported the requirement for appropriate water capacity as defined by cistern size and/or well flow measures, to support vacation rental and residential uses, as recommended by the APC. We urge you to remove the term 'potable' from that requirement. Testing companies do not assess potability, they measure substances. Island Health does not monitor water supply for single properties, further, is it not a criterion that helps with the issue of water resources or conservation on Hornby. This can also be an issue for Rain Water Harvesting, which is a practice we believe should be strongly encouraged.

- To streamline the application process for both staff and residents, we suggest that the site survey and site plan requirements in the Islands Trust Schedule K TUP Application be waived for Hornby Island Vacation Rental TUP Applications. Given no changes to buildings or lots will be a part of Vacation Rental TUP requests, the information in these expensive and complex documents is not related to the decisions being made.
- We suggest that a requirement for Home Insurance that covers Vacation Rentals should be added to the TUP requirements.
- The sign and parking requirements for Vacation Rentals remain in those sections of the Land Use Bylaw, while the rest of the Vacation Rental requirements are in the TUP section. For ease of applicants understanding it would be helpful to also reflect those two requirements in the TUP section.
- The final Vacation Rental TUP guideline (10.2.10(j), page 210 in the agenda) seems open ended. If it is intended to reflect the ability to add to the list of requirements in the bylaw if it becomes necessary, could that be made more clear?

We also have two questions about the referrals:

- Will the K'omoks be consulted through a different process or are they not being consulted on these changes?
- Are you planning to send this to the APC to review?

As this process moves forward we would like to discuss with staff ideas related to implementation and timing. Our aim is to offer our knowledge to help make the transition to TUPs as efficient as possible and to ensure that the change runs as smoothly as it can. We request that you help to enable these discussions between staff and HISTRA.

We offer the ideas and suggestions above with the intention of strengthening Vacation Rental TUPs for both the community and Vacation Rental Owners.

best,

The HISTRA Board

Ray Therrien, Arifin Graham, Patrick Lui, Eulala Mills, Michelle Easterly, Karen Young, Jan Radford, Kim Luteijnand, Jenessa Tuele