

From: Karen Ross [REDACTED]
Sent: Wednesday, August 7, 2024 12:21 PM
To: Alex Allen; Grant Scott; Timothy Peterson; Sonja Zupanec; northinfo
Subject: Proposed STVR reg.s on Hornby

Hi,

In preparation for the Hornby Trust meeting this Friday, will you have a report on the current status of the collaboration with the Comox Valley Regional District to institute a Business Licensing program for Vacation Rentals on Hornby Island?

Many of us have talked about a "made on Hornby" approach, and what it can look like to dovetail it into the current directives, and direction, that the Provincial Government is taking on this matter. As part of addressing regulating Vacation Rentals, the Provincial Government granted the Regional Districts the right to issue business licenses, and opened that door to rural communities. Meaning, after years of asking for it, that Hornby Island now has the opportunity to issue Business Licensing as a way to manage Short Term Rentals. Local control and a transparent and equitable set of criteria, backed by an organization with the resources to implement and manage the program. (with the enforcement support of the Provincial Government). Going this route means that Vacation Rentals can continue to be a legal entity on all properties on Hornby Island, and that every homeowner has the opportunity to rent their home in times of need, upon the successful issuance of the Business License.

A business license is issued to that specific owner, if the property were to sell, the new owner would have to apply for a license to continue the use. This could take real estate speculation out of the equation, if there were no available licenses to be issued in the system. (i.e. a cap on the number of available licenses).

This is very different than Temporary Use Permits which form part of the Zoning. They are issued on the land itself, independent of ownership and transfers of ownership. Having a TUP, and the resulting guarantee of an income stream, contributes to adding value to properties.

In my brief review of the TUP draft that is being proposed on Friday, I wonder how these proposed changes fit into a "made on Hornby" approach. How is the delicate balance between the positive economic realities and curtailing accommodation units being accounted for? The original "made on Hornby" approach was that revenues from visitor accommodation would be available on a household by household basis, that Hornby would not have large resorts, hotels, motels, etc. where the economic benefit accrued to one entity.

"A grass roots benefit" was the approach. Need a new roof? Rent out for a season to make enough money for your home repairs.

Is there now a shift towards larger entities, and those that have the aptitude/resources for dealing with bureaucracy?

Thank you for your attention to this inquiry specifically regarding an update on the Business Licensing program opportunities with the CVRD.

Regards,

Karen

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Karen Ross

