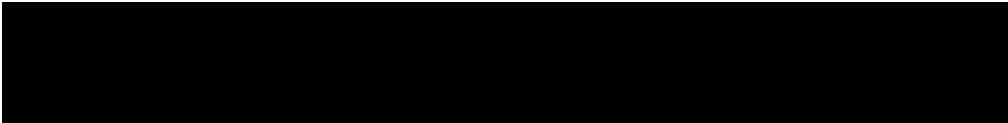


From: HISTRA Association <hornbyshortterm@gmail.com>
Sent: Thursday, January 23, 2025 10:53 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: 

Subject: HISTRA Support for APC Referral Recommendations

Good Morning Alex, Grant and Tim.

We wanted to take a moment to let you know that HISTRA and its membership are fully supportive of the following APC Vacation Rental referral recommendations:

- Define STR on Hornby as less than 30 days
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- Licensing is the better option for managing STRs, particularly because they do not transfer with ownership, but TUPs are needed until a licensing system is developed.
- Clarify that a TUP is a 3 year permit, with a 3 year extension, for a total of 6 years and then can be reapplied for after each permit, with the extension, ends.
- Keep TUP application fees affordable and batch process them (both applications and extensions)
- Include alternative septic (outhouse or composting toilet) and potable water (rainwater harvesting) options
- The signage and parking requirements be listed in the TUP requirements section, whether they are elsewhere in the bylaws or not. We urge that all of the TUP requirements be included in that section of the bylaw.

We also suggest that you remove the lot and site plan requirements in a Hornby STR TUP. There is no change to the lot, existing buildings or site when an STR is offered, both water and septic will be certified separately and these plans are difficult to create and can be very expensive..

We believe HISTRA can support the success of a TUP program. However, the Islands Trust staff have confirmed that in order for HISTRA to support its further development, Trustees will need to specifically direct them to work with us. We respectfully request you do so, once the OCP/LUB is ready for more robust development. Being both well-versed in the TUP requirements and well-connected to over 80 STR owners, we have valuable ideas and resources to contribute to the smooth and successful implementation of the program, including creating realistic and achievable timelines, requirements and processes. From furthering cooperation and compliance, understanding and explaining the TUP details and viable implementation timelines, we believe we could positively affect the smooth implementation of the TUP application to the benefit of the Hornby community.

HISTRA Support for APC Referral Recommendations

STRs contribute more than 75% of the MRDT monies and 2/3 of the MRDT collected on Hornby is earmarked for housing (FYI this the second highest MRDT amount dedicated to housing in the Province). That fund, managed by HICEEC, is now substantial and is waiting for a project and legal framework that it can support. With that in mind, we also want to lend our support to any revision or expansion of the housing bylaws that support the development of the housing most needed on Hornby - affordable family and workforce housing and housing that meets the needs of those members in our community who are unstably housed, most of whom can afford \$500 or less in monthly housing costs.

In closing, we would like to thank and congratulate the APC for their good work in their recommendations.

Best, The HISTRA Board (Ray, Arifin, Patrick, Eulala, Michelle, Karen Y, Jan, Kim and Jennessa) and its members