

From: [REDACTED]
Sent: Thursday, March 20, 2025 5:42 PM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: Sonja Zupanec; northinfo
Subject: Opposition to a Vacation Rental Cap – Community Consultation Needed

Dear Alex, Grant, and Tim,

We are writing to express our strong opposition to the proposed cap on vacation rentals on Hornby Island. While we understand the need for thoughtful regulation, imposing a cap without comprehensive community consultation would be a step backward and risk reigniting division on an issue where we have made great progress toward consensus.

The **Advisory Planning Commission (APC)** **did not recommend** setting a cap on vacation rentals in its response to the OCP/LUB bylaw changes. In fact, the APC specifically recommended that any discussion of a cap **must be community-based**, relying on real, unbiased data rather than arbitrary limits. It is critical that any decisions regarding vacation rentals reflect the will of the community, not a top-down staff recommendation that does not come from local input.

Over the past several years, vacation rental operators on Hornby have significantly improved their management and compliance, including:

- Certification of septic systems for most vacation rentals in the IA area.
- Implementation of provincial short-term rental regulations, ensuring all rentals are registered and comply with local bylaws.
- The introduction of strict enforcement measures, including penalties for non-compliant listings.
- Contributions of \$60,000–\$75,000 annually through the MRDT tax, funding projects aimed at affordable workforce housing.
- A growing workforce housing fund now exceeding \$300,000, largely supported by vacation rental revenue.
- Increased awareness and adherence to existing bylaws by vacation rental owners, ensuring responsible operations.
- Strong environmental stewardship, with a focus on water and septic management.
- Local contacts for on-island issue resolution.
- No formal community complaints to Islands Trust bylaw enforcement in the past season.

With these improvements, our community has already moved a long way toward a **clear consensus on what well-managed vacation rentals require**. Introducing a cap now would **set us back, undoing progress and reigniting unnecessary division**.

Furthermore, we urge you to **defer the entire OCP/LUB process until the K'ómoks First Nation referral has been received** and staff have had meaningful discussions with the **Comox Valley Regional District (CVRD) regarding Vacation Rental Licensing and Building Inspection services**. Rushing this process without these critical inputs will only create further complications and uncertainty.

At **minimum**, we ask that you **reject the staff recommendation to introduce a vacation rental cap**, as it **does not come from the community** and has not undergone proper consultation. Any decision of this magnitude must be made **with full community involvement and based on accurate, unbiased data**—including how many vacation rentals currently exist, what the right number should be, and the broader implications for Hornby Island.

We urge you to **listen to the community, prioritize collaboration, and take the time necessary to make informed, community-driven decisions**. We would be happy to discuss this further.

Thank you

Ryan