

From: HISTRA Association <hornbysshortterm@gmail.com>
Sent: Thursday, March 20, 2025 9:46 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: [REDACTED]
Zupanec; northinfo
Subject: Rationale for Deferring All of the OCP/LUB, if the housing aspects are deferred.

Dear Alex Grant and Tim.

We thought it was helpful to explain why, if you choose to defer the other aspects of the OCP/LUB, we think you can also defer the sections on Vacation Rentals as well.

There will always be those who think Vacation Rentals should not exist or that they should not be controlled. Yet, collectively, we have come to a real consensus on Hornby about what well managed Vacation Rentals must do and the extent to which they support the community.

Over the 5 years since the LTC referred the Vacation Rental challenges to the APC there have been many clear improvements in the management of Vacation Rentals on Hornby. Here are a few of them:

- most Vacation Rentals in the current IA area have now had their **septic systems certified**.
- the Province has enacted the Short Term Rental regulations which:
 - requires **all Vacation Rentals be registered** with the province (by May 1, 2025)
 - penalizes heavily (up to \$50,000) any platform, large or small, advertising a Vacation Rental that does not meet the local bylaw requirements such as capacity limits or seasonal restrictions, and
 - has its own enforcement wing to help communities manage bylaw compliance;
 - will provide clear, unbiased information about the number of Vacation Rentals
- **\$60-75,000** a year is generated in the MRDT **by Vacation Rentals** to support projects aimed at affordable workforce housing.
 - there is currently a **workforce housing fund over \$300,000, largely generated by Vacation Rentals**.
- many more Vacation Rental owners have a clear understanding of their responsibilities and requirements under the existing bylaws and work hard to follow them.
- water and septic management and environmental protection are core values, strongly communicated to guests and the importance is well understood.
- most Vacation Rentals have on-island contacts to address concerns.
- there were **no formal community complaints** to Islands Trust bylaw over the past season

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- we know that **preventing Vacation Rentals in these homes will not help provide affordable housing**, in fact it will take away funding for it.

All this adds up to a **very different environment than existed in 2020**.

We think this means that you can, in all good conscience, **defer the Vacation Rental aspects of the OCP/LUB**, if you also choose to defer the housing aspects as Islands Trust staff have recommended.

Moving forward, if you defer all aspects of the OCP/LUB project, it opens an opportunity, **outside of the OCP/LUB project, to move forward with Vacation Rental licencing**, create certainty for the community, **strengthen the management of Vacation Rentals**, and **shift the costs and time** required to manage the TUP process from the LTC and Islands Trust to the province and a user supported licencing program.

By choosing to go in this direction, **the LTC acts on its own initiative**, creates a 'made on Hornby solution' and moves the Vacation Rental changes to conclusion. You can direct staff and follow a course set by and for Hornby.

Most of the Hornby community would welcome the certainty and enhanced regulations, without the cost, time and LTC distraction required by a TUP process. It would be seen as a good solution that builds on the community consensus, meets most, if not all, of the issues and worries that have been raised, and respects the APC ideas proposed to solve them.

We would be happy to talk with each of you about how we think this could be accomplished quickly.

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