

**From:** Miranda-Jo Andersen [REDACTED]  
**Sent:** Thursday, April 3, 2025 6:20 AM  
**To:** Alex Allen; Grant Scott; Sonja Zupanec; Timothy Peterson; northinfo;  
[REDACTED]  
**Cc:** HISTRA Association; Miranda-Jo Andersen  
**Subject:** Hornby Island Vacation Rental Cap  
**Attachments:** April 2025 - [REDACTED]

Good day,

Re: Vacation Rental on Hornby Island

Please take a few minutes to read my attached letter regarding possible zoning changes on Hornby Island that will cut the number of legal vacation rentals in half.

Thank you,  
Miranda-Jo Andersen

[REDACTED]

Hornby Island, BC

April 2, 2025

[REDACTED]  
Hornby Island, BC

Re: Vacation Rental on Hornby Island

To Whom It May Concern,

I am unable to attend in person meetings you hold on Hornby Island because I work full time off Island, but please accept this letter in lieu of.

I inherited our family home on Hornby Island, on Texada Drive at [REDACTED], when my Dad passed away 15 years ago. My parents first purchased one of the 11 resort cabins in that area back in the 1970's. The cabin had a 2-piece bathroom and there was a shower house on the water well lot for all to use. Property taxes were extremely manageable at \$108.00 per year! These days we have one well that services 28 homes in our area and our AGM each summer always highlights the importance of water conservation which we take very seriously with our guests and our own family. It is in all our written material and we do not offer guests laundry facilities and they must bring all their own linens and take them home to launder.

Because my own family of three adult sons and their families live on Vancouver Island, when Dad passed away we certainly wanted to keep the home in our family. At that time, I had to buy my sister's half of the home from her as she lives in the UK and has no interest in it. That required putting a big mortgage on the property.

And so as of now, I've been visiting Hornby regularly for 55 years. We treasure our time on Hornby and cannot imagine not being there. My parents retired in 1985 and lived there full time until Dad passed away 15 years ago. You may have known him, Jim Smith? And my Mom, Jose Smith who, upon moving to Hornby immediately got involved in directing a play right here in The Hall. Mom passed away in 1995. One of my sons, Jared Teschke and his wife, Melanie Linka lived full time on Hornby a few years ago and brought their RMT (Registered Massage Therapists) practice to Hornby which was most needed and welcome. Unfortunately however, there simply was not enough business for them to live at the house and pay the mortgage, so they ended up relocating to Cumberland.

My husband and I plan to retire to our home on beloved Hornby, but are unable to for a few years yet. We are long-time, very good friends with many of our neighbors that have been going to Hornby for many, many years and we know they'd also be devastated if we ever have to sell our home because we can't afford to manage it.

So, with a large mortgage and super hefty land taxes and house insurance, we must rent it out for the summer months if we have any hope of keeping our beloved family home of 55 years, in the family for generations to come. We can't rent our home full time as our family spends many weekends there. Also, my husband and one son do a fair bit of construction work on Hornby and provide their own accommodation by staying in our home there.

April 2025 - [REDACTED]

We rent our home by the week only, which puts less strain on our ferries and the Island in general and only through July and August. Our guests absolutely love their holiday on Hornby and we have many repeat each year. They not only enable us to financially keep the home, but love spending their holiday money at all the vibrant business' that rely heavily on the summer holiday makers. I know many business owners and artisans rely wholly on the summer visitors and would not be able to stay and work on Hornby if it wasn't for guests to the Island spending.

If you know the area we are in, you'll notice that most of the older homes that have sold have been torn down and very large, lavish homes have been built in their place. These homes are what has helped drive the property taxes up, which makes it more and more difficult for blue collar workers such as us to keep up. Never could we own anything on Hornby if it wasn't for inheriting. You can be sure the owners of these lavish homes do not rent to summer guests or full-time residents and also that the homes are empty a large part of the year. The owners are more 'weekend warriors' and they can afford to be such. I can imagine that if we are ever forced to sell our home, it would be bought by another wealthy family who would also demolish our humble home that Dad built slowly, never taking out a loan or mortgage, and they would build yet another massive, lavish home in its place, certainly never renting out short-term or long term to full-time residents. And, they would not be paying any MRDT, which apparently is to better the life style of full time residents and help build infrastructure such as low income housing for said residents. Imagine how much taxes Hornby will lose if the MRDT is being paid by less than half of what is presently being paid!

We kindly ask that the proposed zoning changes do not come to fruition as we *must* rent our home out short term, a week at a time, for the two summer months to have any hope or chance of keeping our family home that Dad built. We have done all that we've been asked by filing MRDT and PST and also acquiring the new Provincial Registry Number.

Thank you, Dave and Miranda-Jo Andersen