

From: Jan Kennedy [REDACTED]
Sent: Sunday, May 4, 2025 4:35 PM
To: Timothy Peterson; Grant Scott; Alex Allen; northinfo
Subject: Feedback regarding STVRs on Hornby Island

Re: Addressing Short Term Vacation Rentals

HISTRA (Hornby Island Short Term Vacation Association) has recently circulated an article regarding proposed local Bylaw changes concerning STVRs. I was very happy to note that:

- they now "believe the Temporary Use Permit (TUP) bylaw requirements proposed for managing Vacation Rentals are reasonable and good for Hornby."
- they now feel that "the Hornby community benefits from well-managed Vacation Rentals adhering to established water and ecological standards....."
- they also acknowledge that "unfettered growth is not healthy for the island and a reasonable cap will help protect what we all hold dear."

Well done, HISTRA, making your way to these conclusions!

The overwhelming bulk of their article, though, is focused on pleading for the cap on the numbers of HI STVRs to be maintained at the current level, conservatively estimated at 135.

In their intent to convince Hornby Islanders not to reduce the current number of STVRs here, they have made several assertions, listed below, that lack credibility; my response to each point is in orange font.

- "Investors are not a part of Hornby's Vacation Rentals"

Where is their evidence of this assertion?

- The MRDT pillow tax "goes toward workforce housing on Hornby".

The pillow tax monies cannot be spent exclusively on workforce housing. The actual percentage available for workforce housing is still very unclear.

- "Once those TUPs are granted, the need for and size of a cap should be decided in a community process, not by the Trustees alone."

The structure and implementation of our local Bylaws IS a community process

Many years ago, STVRs were made a permitted use on ALL Hornby residential properties, and this largely unfettered growth has resulted in the current high number of HI STVRs, and much lower % of residential rentals available than the BC average.

The former "wild west" atmosphere must be brought under control for the sake of addressing and improving the negative impacts to our community on:

- Housing availability
- Freshwater resource use

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- Septic capacity
- Peaceful rural life
- Ferry waits and line-ups
- Garbage generation and waste disposal

The adverse effects of too many STVRs in any given community has now been recognized, and regulatory steps have been introduced by the Province of BC Advisory Group and the Union of BC Municipalities. There is a momentum building around what is seen as much needed change.

I support your proposal, coming after a long and painstaking study of the issue with input from the local APC, to establish a cap on Hornby STVRs . I believe that a cap of 67 STVRs, established via the issuance of TUPs, is appropriate. While perhaps reducing the number of Hornby STVRs by half, this number is still significantly higher, per capita, than many other island communities within the Islands Trust area.

In addition, I would be very happy to see the following points included in our local Bylaws:

- Rainwater collection to be used to supplement all water needs not met by an onsite well on any property housing a vacation rental. The number of people using a vacation rental significantly exceeds the average Hornby household. The Climate Emergency is upon us, and water needs have the potential to figure strongly in food security, fire prevention, etc. Extracting and trucking water to accommodate visitor needs is now having adverse effects on local wells.
- Owner/operator of a STVR must reside onsite throughout the rental period. (I suspect that this may be impossible to implement given the ramifications of STVRs being a legal land use up to now, but it is on my wish-list, as a simple way to encourage feedback and compliance with local Bylaws, as well as keeping STVRs as a local resident activity.)

I believe strongly in the mandate of Islands Trust, as a unique land-use planning agency, acting for residents of both the Trust Area and the province generally, and having a special conservation-oriented responsibility - to preserve and protect the Trust Area and its unique amenities and environment.

We are a finite island community with limited infrastructure and amenities. Our peaceful rural way of life on this beautiful island is precious. Our ground water aquifers are vulnerable and need protection. Our local residents deserve stable year-round housing. The Climate Emergency is becoming an ever more clear and present danger.

Significant change in the numbers of STVRs allowed on Hornby IS needed and I fully support your proposal to cap the number at 67.

Sincerely,
Jan Kennedy