

TO Islands Trustee 's     Re Short term rental   May 5/25

I cannot do public meetings, this is my submission.

This whole STR thing is really about small lots and proximity to neighbors. I is not a large lot problem.

**Water** “highly vulnerable aquifers”. I suspect you are basing this on the 2 Provincial Reports...neither of them specifically suggest bylaw restriction, (this is not science its a Tony Law over reach). These were not reports just discussions.

Obviously there is a summer water issue, but why pick on STR's. If you have any seriousness about this issue you need to do what local governments are supposed to do and that is start the process of community water and septic services ie solve an identified problem. That is why we have governments, not to blame a real problem on a small group. I realize it would actually take some positive difficult work on your part.

**Governance** it is embarrassing to watch our local government corrupt policies (yes Alex this could be written up in the first edition). The APC is an advisory body yet you have used them to make and guide policy. Has one trustee stated they do not want STR's in their neighborhood? Is there a conflict of interest here? Short term rentals have been legal and a part of this island long before you came here.

**Political Suicide -A Cap on Rentals** this will be difficult to do with any kind of fairness. If you just opt into the *Provincial principle resident requirement* you eliminate the need to directly hurt residents or set up TUPs with all its needless bureaucracy (which you cannot do effectively.)

**Limiting STR's to summer.** What's the point? Off season rentals are very different than summer rentals (when you can rent anything). Off season we are competing with Qualicum, Tofino etc there is a much higher standard and maybe 5% of the tourists, but there are still different off island workers etc

**Upcoming recession** as we are entering a difficult time you want to limit tourism and employment?? Really...Much of this island lives in a survival situation, most jobs (including our co-op) are connected to tourism, it may not be what we envisioned when we came here but it is the reality now. Maybe help economic activity on Hornby, we pay taxes.

**Requirements for professional evaluation.** Please define professionals that will accredit water and septic, and specifically what you are requiring, we all know half these “professional” guys are idiots with their hands out. The province has already made these determinations. Just use theirs.

My experience with TUPs is the Trust can manipulate the process (or just not answer the application). Do you have an experienced staff to handle these? If the inexperience and slowness of handling SUPs is any indication -you do not.

Maybe it is time for our trustees to leave a positive legacy. On this one --Just accept the *Provincial principle resident requirement* and walk away.

Thank you

Dean Ellis