

From: HISTRA Association <hornbyshortterm@gmail.com>
Sent: Tuesday, May 13, 2025 9:02 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: northinfo; Sonja Zupanec; Eulala Mills; Patrick Lui; Ray Therrien;
[REDACTED] Kim Luteijn; Jan Radford; Arifin Graham; Michelle
Metzelaar-Easterly; Karen Young
Subject: Moving the Bylaws Forward — A Balanced Approach

Follow Up Flag: Follow up
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Alex, Grant and Tim:

We support responsible vacation rental management and controlled growth to help preserve Hornby's natural environment and rural character.

To move ahead with broad community support, HISTRA and its members recommend the following:

A. Fairness to Existing Operators

Allow all legally operating vacation rentals to continue with a TUP.

B. Support for Full-Time Residents

Consider changes that support principal residents. This may warrant deferring second reading and directing staff to revise the bylaws to include ideas such as:

- Exemption from the cap, but not the TUP, for full-time residents
- Extended rental seasons
- Reduced or deferred TUP fees

To meet these priorities, we request four **changes to the bylaws**:

1. Make Changes that help full time residents

Add provisions that help full time residents and do not harm part time residents

2. Introduce a Cap, But Set it Later

Add: "A maximum number of vacation rentals operating under TUPs may be set at a future date."

3. Enable Transition to Licensing

Add: "If CVRD Vacation Rental licensing becomes available, TUP rules and caps may transition to that system."

4. Define Short-Term as less than 30 days

Additionally, we ask you confirm your intentions and **pass a resolution** to confirm:

- a) All legally operating, provincially registered rentals that apply within 12 months of the TUP program's start and meet requirements will receive a TUP.
- b) The cap will be set through community consultation.
- c) If the number of granted TUPs exceeds the cap, no new TUPs may be issued until numbers fall below the cap.

These changes balance environmental and community goals with fairness for current operators. They allow for a natural reduction in rentals over time, giving families and workers time to adjust without disruption.

By accepting our ideas, you can support full-time residents, manage Vacation Rental growth, move the changes forward with community support and uphold values of fairness, community, and sustainability.

Sincerely,

The HISTRA Board

Ray Therrien, Arifin Graham, Patrick Lui, Eulala Mills, Michelle Easterly, Karen Young, Jan Radford, Kim Luteijn and Jenessa Tuele