

From: Erian Baxter <[REDACTED]>
Sent: Tuesday, March 3, 2026 4:59 PM
To: Timothy Peterson; Alex Allen; Grant Scott
Subject: Hornby Island STVR concerns

Dear Island Trustees, and Island Trust Staff et al,

Thank you for organizing a special meeting to further create understanding and a plan around STVR on Hornby Island and how they can hopefully continue to responsibly operate and contribute to the Hornby Island Community and economy.

We recognize that the STVR on Hornby continue to be a complicated conversation and appreciate all your efforts to review this and try to come up with a plan to address all the various concerns.

We are one of the BC registered STVR on Hornby and we have been following all the guidelines from the province as well as all the Hornby Island suggested extra info and guidelines too. The creation of a Temporary Use Permit to further regulate the STVR on Hornby seems like a good approach and we appreciate the thought that has been put into this plan. We'd like to speak about the concept of Island Trust setting a STVR CAP # for Hornby and how that # might be derived. It seems only logical to go from the data you have from the BC Province on those properties that are currently registered and following up on the commitments that come with being registered with the Province for STVR, rather than setting an arbitrary CAP # lower than the amount registered and then possibly having to turn the application for TUP's into a "lottery" situation which could easily cause a lot of stress amongst the island community..

We welcome the consideration of basing the TUP fee on how many weeks one does rent their property out as some of us only do rentals for a minimal # of weeks rather than every week from May 1 - Sept 30, potentially up to 20 weeks and for us, as an example, we only rent for 8 weeks in the summer. If the TUP fees are really high we might need to consider renting our place out more than that though and that's probably not the preferred outcome from the licensing process but might be the inadvertent result for us and others that only rent for less that 50% of the allowed time frame.

Another observation from us is that looking at "advertised or listed" places isn't really accurate as, for instance, we have never ever listed or advertised our home as we only have rented to friends or friends of friends rather than creating a listing and having people we have no connection to come to our home. Also, if the opportunity to do STVR's at our home was removed for us we would like to recognize that our home would NOT turn into long term housing as some of our community think would happen

if the STVR option is removed for people like us. We and our family do spend lots of time there ourselves throughout the year so we would never rent our home out full time. If the STVR option is removed we would need to figure out some other way to make our home affordable for us though as the STVR income definitely has helped us become more fully engaged Hornby community members once again, rather than just summer tourists. Just a reflection on that as well is that some of our summer tourists, like us, do become some of our most engaged community members so STVRs do definitely have that benefit!

Thank you again for all the attention and efforts you have all, Island Trustees and staff and more, put into this situation. We greatly appreciate your time and consideration as we also greatly appreciate the board of Histra for all the information that they have shared and balanced consideration they have given to all the concerns on this issue. We look forward to a positive and productive meeting once again and greatly appreciate all the efforts from so many.

All the best,
Erian Baxter and Kevin Dubois

