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**Sent:** Friday, March 13, 2026 9:51 PM  
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**Cc:** hisTRA Association <hornbyshortterm@gmail.com>  
**Subject:** Island Local Trust - STVR Policy

Hornby Island Local Trust Committee

As I am unable to attend the Committee's meeting of March 20<sup>th</sup>, email notice only having been sent March 13, I wish to raise several concerns in writing. From communication provided by HISTRA I gather that the focus of the upcoming meeting (none being identified in the Committee's official notification) is, again, STVRs. It is my understanding that the Committee now proposes to reverse the policy outlined at the conclusion of the meeting of Jan.23, specifically the agreement to provide TUPS to all existing STVRs that operate within regulations and to now issue local permits only to Island residents.

To my knowledge the Committee has never articulated its objectives in limiting the number of STVRs on the Island, so one can only infer.

One possible goal is to address the shortage of affordable housing on the Island. This change will do nothing toward that objective. In major cities the Province restricts short term rentals to those operated in the owner's principal residence, because short term rentals in cities cannibalize long term rentals. Applying this restriction on Hornby Island will not make available affordable long term rentals. Owners of vacation homes of Hornby still want to vacation there. Nor do they buy property on Hornby to become landlords. (Returns for long term rental property are much higher elsewhere.) Off-Island owners will not permanently abandon their homes to long-term rental regardless of whether short-term rentals are permitted.

From the tone of Committee meetings I've attended, the Committee's main objective is to curb the volume of visitors to the Island. This the proposed restriction will certainly do. By my estimate Island visitors will drop by about 1/3<sup>rd</sup>.

The impact on local businesses will be substantial. The thousands of visitors to be barred are predominantly the highest spending visitors. The effect on operators of restaurants, artisans and service providers will be significant. The largest business on the Island is of course the Co-op. Having embarked the replacement of co-op building, a major capital project, the Co-op can ill-afford a drop of more than 30% of its summer cash flow.

The decline in visitor numbers will of course bring a decrease in summer ferry volume. The multiple sailing waits we've all experienced in the summer months give a misleading impression. BC Ferries Financials 2025 (p.16) reports the Denman East-Hornby Island route operated at a capacity utilization of 55.3% on an annual basis (up from 47.3% in FY2024.) Low operating capacity is a reason BC Ferries minor routes, Buckley Bay to Hornby among them, collectively generated a loss of \$145 million in FY2025. If the Hornby Trust chooses to severely restrict access to the Island, BC taxpayers will ask why they should subsidize ferry service to a place they cannot visit.

I am under no illusion that this note will influence the Committee's policy decisions. I believe that the Local Trust will continue to serve the interest of a vocal minority. I provide this input merely for the record. So that if the restrictive policy is adopted and local businesses are severely affected, the Committee cannot say we did not know. Only we did not care.

Peter Orr

Vancouver & Hornby