

From: Dorit Mason [REDACTED]

Sent: Friday, March 20, 2026 8:19 AM

To: Grant Scott <gscott@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>; Sonja Zupanec <szupanec@islandstrust.bc.ca>; Alex Allen <aallen@islandstrust.bc.ca>

Subject: I do not support the proposed Vacation Rental bylaws - Hornby Island

Dear Trustees Scott, Allen, Peterson, and Island Trust Staff,

I am writing to express my sincere disappointment and disapproval of the changes the LTC is planning to make to Hornby Island Vacation Rental Bylaws.

I disagree with the direction and would like to express that these proposed bylaws do not represent all the Hornby Island community and believe the decisions do not consider the needs of all residents and property owners as well as potential residual impacts to the community. It may seem that a near term perceived fix (reducing short term rentals) will improve the issue of ensuring environmental protection, sustainable use and create a housing stock; however, it does not consider that it will impact the important economic value brought into the community by visitors, and thereby directly impact the residents that live year-round on the island and may in fact make things worse as the changes could introduce further accommodation scarcity which almost always results in inflationary price increases for the reduction in supply. For example if increased scarcity with reduced supply and continuing or increasing demand occurs then existing longer term rental properties may convert to short term rental properties as there would be higher revenue opportunities that make up for off season vacancies.

Families, visitors and short-term guests support the local artisans and business owners by buying art, books, clothes, coffee and ice cream, farm foods, restaurants, the Coop/Gas Bar, donating books/ clothing/ furniture to the free store. This economic injection supports the community and helps to support home businesses, artisans, farmers and even provide funds for local jobs such as construction for expanding existing housing. Without the summer influx of visitors and opportunity to leverage the rental revenue by expanding existing housing on ones property, there will be less injecting into the Hornby economy and it will fail over the long term and thereby directly impact residents. The influx of money during the vacation period will also be important to help support the funding for the new coop.

It is an incorrect assumption that by restricting short term rentals, there will be more housing available. Many property owners we will never rent their properties to a long-term tenant as they want to be able to use their property throughout the year, and the associated

legal and regulatory requirements for long term rentals can be too burdensome for a owner to manage. There may be some property owners who may be forced to sell because they can't afford taxes or maintenance fees, it is very likely the people that will purchase are those that can afford it and also will not rent to locals. Also these new property owners will not have the strong links to the community, may not care about the environment or know its history and the ecosystem, will likely not know how valuable water is, or the impacts of septic, and the damage that can be caused when you don't consider your actions.

Many families have owned properties on the Island from the late 60's to 70's and have been an integral part of the community even when not being full time residents– taking care of the environment, the water and soil to minimize footprints. Many current landowners are not rich, and they still treasure being part of this island and the community. They may need to have avenues to support maintenance and taxes and one of these is to provide short term rentals – as long as it is done responsibly. These recommended bylaws as written will remove a potential avenue to keep good people - who care about this island, the people, the ecosystem, the community - on Hornby.

I believe that this island NEEDS short term rentals – how will the artisans make their money in the summer if the visitors do not come? Reducing the number of rentals to an arbitrary number makes no sense – what analytics were used to identify that only a small number of rentals would be allowed? Has the long term economic impact been considered? How can we reasonably enable good property stewardship which enables land owners to use their property to their needs, and also meet the needs of the rest of the community and protect the environment? I have looked at the website for the Hornby Island Short Term Rental Association (STRA) and request that you please obtain input from them as an organization that has been working hard to make practical rules, best practices, and essentially policing themselves to ensure that short term rentals bring economic benefits and yet do not negatively impact the island. Without proper management and visibility, you may force short term rentals underground and are thereby make it even more difficult to ensure that there are rules and proper management avenues for short term rentals. STRA is the type of leadership is what we need to help strike a reasonable balance between short term rentals and what the community needs.

The bylaws may have significant negative impact to my family in the future if we ever needed to have an avenue to cover taxes and maintenance and be able to stay. We have been here for since 1969, and although we cannot live here permanently at this time due to jobs and other family commitments, over decades we have put all our spare money and blood, sweat and tears into maintaining and fixing our property to meet and exceed current building codes and sustainability systems including the design and installation of a

rainwater collection and treatment system that meets municipal potable water standards, has zero impact, and completely eliminates our property's need to access island aquifers. We come whenever we can to be part of the wonderful community. What if in the future, we need an avenue to help support our staying here and thereby need to do some short term rental? This avenue to remain here and cover costs will no longer be available and it may then result in us being forced off the island and loss of a multi-generational family legacy.

Dear trustees – your proposed bylaws do not represent my views and I disagree with the proposed Vacation Rental bylaws. Please do not pass these as they are written as they do not provide a holistic and reasonable balance to what is needed on Hornby for all property owners and residents.

Thank you for your time.

Dorit Mason