

Tuesday January 6th, 2026

To: Tim Peterson ( LTC Chair ), Alex Allen and Grant Scott ( Hornby Island Trustees )

We have been privileged and fortunate to own property for decades on Hornby and to support and respect the values of the Island.

We are appreciative for the opportunity to comment on the proposed short-term vacation rental bylaw (STVR) . In addition to this letter, 4 of us will be attending the information meeting being held at the Community Hall on January 23<sup>rd</sup>, 2026 and look forward to speaking to our concerns.

We respectfully oppose the proposed cap on qualifying Temporary Use Permits. A cap is arbitrary and unnecessarily restrictive. If a Short-Term Vacation Rental meets all permit requirements and remains in compliance that should be sufficient without imposing an artificial limit. We do support maintaining a stock of existing long-term rental housing and would support measures to reduce conversions to STVRs.

We are also concerned about limiting short-term rentals to May through September. This creates inequity among property owners and has unintended economic consequences for some. In our case, we use our home during the summer, which means it cannot be rented then. Limited off-season rentals simply help offset ongoing costs, just as summer rentals do for others.

Our rentals are modest and well managed. We rent only to vetted friends or referrals, do not advertise publicly, employ a local cleaner and trades people, and have had on-site oversight through long-term renters in a secondary dwelling. This approach has worked responsibly for over 40 years and would continue under any STVR permitting.

We strongly oppose any regulation respecting potable water tied to a temporary use permit. We have sufficient water for household needs, and drinking water is readily available on Hornby Island.

Finally, guest limits should be tied to septic capacity, not bed count. As long as occupancy stays within septic limits, room configuration should not be regulated.

We and our guests actively support Hornby Island businesses and artisans. We shop at the Co-op and Ford Cove. We eat at the Ford Cove pub, Seabreeze, Forage, VORIZO and Fossil Beach Farm. Purchases are made at Middle Mountain Mead, Hornby Heart Vineyard and Island Spirits Distillery and from local craftspeople. As written, the bylaw would reduce this local economic contribution without creating long-term rental housing, as our home will never be available for that purpose.

We respectfully ask our trustees to revise these provisions and adopt a more flexible, equitable approach that protects housing while allowing responsible, low-impact rentals to continue.

Thank you

Kim and Joanie Hesketh

Pia and Ralph Archibald

Mike Fenger

Jon O'Riordan

