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**Sent:** Wednesday, March 20, 2024 12:08 PM  
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**Subject:** [hornbyshortterm@gmail.com](mailto:hornbyshortterm@gmail.com)

Prior to the meeting March 22 I wish to submit my thoughts at this time. Thank you in advance for considering.

I have re-read our current Community Plan section regarding vacation rentals and think it resonates well with me as is. Hornby Island is my principal residence and has been for 50 years, same property.

My thoughts are basically go slow with any formal changes. I am against opting into the new government regulations as there are always unintended consequences of new legislation.

Working over time toward improving water protection, e.g. catchment systems over time, prevention of septic pollution, parking availability, noise bylaws, fire prevention all are essentials to community safety and comfort year round for all properties

Rigid rules re licensing and registration immediately bring up the question of who will enforce. There are multiple levels of governance involved already creating complex management, making it hard to understand and be in so-called compliance. If complaint driven, pits neighbours against each other. Following online conversations about this topic demonstrates how much depth of entrenched feeling there already is. Different rules for different families and even a different charge for proposed licenses continues to classify neighbours into class categories.

If I understand correctly, there are 4 options under consideration March 22. I vote for " Make no changes to Vacation Rental provisions in the OCP and LUB, review the number and density of Vacation Rentals once the provincial registration information is available and determine next steps at that time."

In healthcare the motto for new treatments is "start low, go slow". Nothing should be implemented for the coming summer season at minimum given that arrangements of many kinds are already in place. Many of the summer visitors, those who would know to book early, have been coming for years. They are actually part of the community socially and in terms of being visitors who understand our limitations and create stability during the summer by their behaviours. They want to spend time and money within the Hornby community supporting artistic and other creative businesses, including of course food and beverage. They have developed a culture within their families and community of preservation and respect which benefits society in general.

Side notes re housing issues -I would imagine that most of us on Hornby want to continue with autonomy and a creative flexibility for solving issues that arise. We are dependent on tourism. Workforce housing needs will not be solved by rigid regulation and oversight. Possibly will be worsened if people become even more entrenched in their perceived 'rights' one way or another in response to regulated changes. I can imagine a separate stream of regulatory conversation that promotes businesses of a certain size/type required to provide some means of housing for its staff. In the summer I meet young adult visitors who come and camp on the beaches and certain access areas. Probably same for some cars/camper vans: they choose the experience as part of their culture. They are not doing so because of lack of rentals. We do need to consider this in some way. Once ferries cease, they must be accommodated somehow. It's important to me to spend our resources to ensure outhouse availability and have a patrol to ensure fire safety for these areas.

Sincerely,

Ms. Toby Krell

