

From: Toby Krell [REDACTED]
Sent: Thursday, March 19, 2026 10:48 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: Hornby Island Short-Term Accommodation
Subject: short term rental policies

In brief I support all recommendations of HISTRA on this subject and the summary comments made by other respondents.
The basic points and themes are well-covered.

The unintended consequences of radical change affect labour opportunities for residents. Every place that is sold for lack of ability to maintain financially or otherwise will be purchased by someone with higher financial resources and perceived needs for community services.

Other unintended consequences would be more camping on beaches and in woodland areas. There is no way to direct people off island once the ferries stop each night. They must be accommodated. Young visitors have networks or grapevines of unofficial locations and resources. Hornby is featured on many social media promotions now. We cannot stop public use of ferries and roads and the likely influx. Better to be prepared with public outhouses, official campsites and rental accommodations.

Setting simple standards of water availability and quality, and sanitary outflow, will naturally limit the number of rentals available. Noise bylaws can be enhanced. And may be enforceable without pitting neighbour against neighbour. No need for an arbitrary cap at all.

Short term rentals should be year round to enhance the availability for workers who need temporary housing throughout the year.

HISTRA has done a tremendous amount of research and rebalancing/refining their own ideas and standards. They seem to have produced more statistical information than others. They deserve full attention to help maintain balance in the community and not establishing a new hierarchy of who is a more worthy resident or property owner.

I could be wrong but the Trust's approach to this subject sounds conflictual rather than collaborative.

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56 year owner-resident.