



**Islands Trust**

## Vacation Home Rentals on Hornby Island – Enhancing the Status Quo

*Presented as a handout by the Hornby Island Local Trust Committee for discussion at Community Information Meetings– April 2, 4 and 6<sup>th</sup> 2011*

*This document is provided to facilitate discussion at the upcoming community information meetings*

The Hornby Island Local Trust Committee has been hearing some consistent messages:

“Vacation home rentals are crucial to the community.” “They are generally working well.” “Keep the status quo.” This paper outlines the “tools” available to the Local Trust Committee to address vacation home rentals.

Official Community Plan	Land Use Bylaw	Temporary Use Permits	Bylaw Enforcement Policy
<p>An Official Community Plan is adopted by a Local Trust Committee and contains policies to guide land use decisions. Subsequent amendments to a Land Use Bylaw (LUB) must not be in conflict with Official Community Plan policies. <i>Also see Temporary Use Permits</i></p>	<p>A Land Use Bylaw includes “general regulations” such as for home occupations. It includes “zoning regulations” which list the permitted uses for each zone.</p>	<p>Temporary Use Permits can be issued on a lot-specific basis to enable a use other than those listed in the permitted uses for the zone. An Official Community Plan can contain policies stating where and how Temporary Use Permits can be considered.</p>	<p>A Local Trust Committee can adopt a standing policy to specify triggers for enforcement in order to make appropriate use of limited enforcement resources.</p>
<p><b>The reality of the status quo</b></p>			
<p>The current (2002) Official Community Plan contains a policy which supports regulations being included in the Land Use Bylaw to allow vacation home rentals as a home occupation. <i>Also see Temporary Use Permits</i></p>	<p>The current (1993) Land Use Bylaw does not specify vacation home rentals as a home occupation. It does not list vacation home rentals as a “permitted use” in residential zones.</p>	<p>The use of Temporary Use Permits to allow vacation home rentals is not provided for in the Official Community Plan.</p>	<p>The Local Trust Committee does not presently have an enforcement policy. This means that Islands Trust Council enforcement policy directs enforcement. This policy requires enforcement on the basis of a written complaint or the advertising of a non-permitted use.</p>
<p><b>Enhancing the status quo</b></p>			
<p>The Community Plan could be amended to:</p> <ul style="list-style-type: none"> <li>a) better reflect the community's relationship with vacation home rentals;</li> <li>b) continue to support vacation home rentals being conducted as a home occupation;</li> <li>c) enable vacation home rentals to be allowed through rezoning or Temporary Use Permits for property owners who wish to pursue these options;</li> <li>d) keep the door open for a future review of how the status quo is working</li> </ul> <p><i>Also see Temporary Use Permits</i></p>	<p>The Land Use Bylaw could be amended to allow vacation home rentals to be carried out as a home occupation on those lots where there is a resident living on the property.</p> <p>(This would implement the existing 2003 OCP policy.)</p>	<p>Temporary Use Permits could be made available as an option for allowing vacation home rentals. Appropriate guidelines could be added to the OCP. This provides an option for additional homeowners in particular circumstances.</p> <ul style="list-style-type: none"> <li>- A Temporary Use Permit is valid for 3 years. - - It can be renewed for a further 3 years.</li> <li>- A subsequent permit can then be applied for).</li> </ul>	<p>The Hornby Island Local Trust Committee could adopt a Bylaw Enforcement Policy to specify that investigation and enforcement of vacation home rentals will only be triggered when:</p> <ul style="list-style-type: none"> <li>a) there is a <i>bona fide</i> written complaint of health, safety or nuisance issues;</li> <li>b) renters are being accommodated other than in a dwelling unit;</li> <li>c) more than one dwelling on Hornby Island is being used by the same owner as a vacation home rental</li> </ul>