



Memorandum

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To Hornby Island Local Trust Committee

From Sonja Zupanec, M.C.I.P.
Island Planner
Local Planning Services

Re Status of draft bylaw to regulate accessory vacation rental use

The purpose of this memorandum is to provide the Hornby Island Local Trust Committee (HOLTC) with a status update on the draft bylaws being prepared to regulate accessory vacation rentals.

The HOLTC passed the following resolution at the July 13, 2009 regular business meeting:

HO-048-2009 It was **MOVED** and **SECONDED** that the Hornby Island Local Trust Committee request that staff draft a bylaw and amendments to the Official Community Plan and Land Use Bylaw, to enable short-term vacation rentals as an accessory use to a residential use, and to enable consideration of temporary use permits for vacation rentals that exceed what is defined as a short-term vacation rental, and request that the draft bylaw changes and the Staff Report dated July 13, 2009 be referred for legal review.

Staff has solicited a preliminary legal review on proposed draft bylaw changes and the staff report dated July 13, 2009. Based on the input received by legal advice to date, staff is now preparing draft bylaws to amend both the OCP and LUB and preparing a supplemental list of questions for final legal review prior to the HOLTC considering the draft bylaws or commencing community consultation.

In general terms, the recommendations received to date have been to:

- Add to the Land Use Bylaw the definition for the term “accessory vacation rental use” with the explicit seasonal nature of the use up front in the definition;
- Incorporate minor changes to the draft OCP revisions as presented to the LTC in July for Option 1;
- Re-define “accessory use” in the LUB;
- Amend the definition of “visitor accommodation unit”;
- Add new section 3.23 in the LUB stipulating general regulations for ‘Accessory Vacation Rental Uses’;
- Not include limits on the number of bedrooms or beds; and
- Specify a maximum number of days that the accessory use is permitted to possibly 122 per year (the total number of days in June, July, August and September).

Staff will present to the HOLTC draft bylaws incorporating these recommendations and others deemed appropriate at the October 19th regular business meeting for consideration.

c Chris Jackson, Regional Planning Manager, Northern Office