## WHAT ARE STVRs?

Short Term Vacation Rentals (STVRs) are the commercial rental of homes usually for less than a month at a time.

They are different from a Bed and Breakfast where rooms are rented within the owner’s house. They are also unlike hotels, inns and resorts as they are located in residential areas.

## POTENTIAL BENEFITS

- Visitors supporting the local economy (restaurants, retail, and tourist attractions)
- Additional income to property owners
- More accommodation options and prices for visitors
- A different vacation experience for visitors
- Increase in tourism dollars

## POTENTIAL IMPACTS

- Noise and other nuisances
- Absent owners
- Traffic & parking
- Increased water use and garbage
- Lower taxes and competition for commercial operations such as hotels and bed and breakfasts
- Change in the sense of community for neighbourhoods
- Loss of affordable housing stock

## ARE STVRs ALLOWED ON GALIANO ISLAND?

Yes, STVRs are now permitted as a home-based business in all residential, agricultural and some forest zones.

Go to: [www.islandstrust.bc.ca/galiano](http://www.islandstrust.bc.ca/galiano) and follow the links to Galiano Island and Bylaws. There are two ways to have a STVR:

1. The owner or full-time renter lives on the property and follows the regulations in the Land Use Bylaw, or
2. An owner not living on the property obtains a Temporary Use Permit from the Local Trust Committee.
A TUP is a way to permit a use that is not otherwise allowed in a zone. A TUP is issued for a limited period of time (usually three years, plus three more if renewed). It does not cost as much as rezoning or a permanent change of use. The process requires neighbourhood notification and if a use is not a good fit, it may not be approved or continued when a renewal is requested.

The Official Community Plan outlines conditions that should be considered and may become conditions for a TUP:

- **SHOULD**
  - Consider the cumulative effects of all TUPs for STVRs
  - Not alter the residential appearance of the neighbour

- **MAY**
  - Require measures such as retaining screening and fencing or additional screening to address neighbour concerns
  - Require that an on island contact be available 24/7
  - Require that neighbours within 100 metres be provided with contacts and a copy of the TUP
  - Require that the owner post information for guests (rules, good neighbour tips, water conservation, etc.)
  - Allow for bylaw enforcement officer to enter property without notice if a complaint is received
  - Establish the maximum number of people allowed and/or maximum number of guests per bedroom
  - Restrict advertising to a single, non-illuminated sign
  - Require that the owner post contact and permit information at the entrance to the property
  - Establish dates during which use can occur
  - Prohibit camping, RV use, campfires, and/or rental or providing of motorized personal watercraft
  - Establish the maximum number of people allowed, and/or maximum number of guests per bedroom

- **SHOULD**
  - Demonstrate ability to provide two (2) parking spaces
  - Demonstrate an adequate supply of water and septic capacity for the use

- **DEFINED**
  - A STVR means the use of a dwelling or cottage for commercial accommodation for less than a month at a time

- **MAXIMUM**
  - No more than three bedrooms and a total of four beds per lot for a STVR use

- **LUB**
  - Home occupation regs.
  - Either one house or cottage per lot may be used as a STVR
  - Owner or full-time renter lives on the property

- **NO APPLICATION IS REQUIRED WHEN THE FOLLOWING ARE MET:**
  - NUMBER OF HOUSES AND/OR COTTAGES ON PROPERTY
  - OWNER OR FULL-TIME RENTER LIVES ON PROPERTY