



Islands Trust

GALIANO ISLAND LOCAL TRUST COMMITTEE

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www.islandstrust.bc.ca

NOTICE OF PROPOSED BYLAW AMENDMENTS TO TEMPORARY USE PERMITS – 60 DAY COMMENT PERIOD

BACKGROUND

Short Term Vacation Rentals (STVRs) are rentals of **30** days or less. The Galiano Island Local Trust Committee (LTC) is reviewing STVR bylaws and land uses in the Galiano Island Local Trust Area (LTA). This work is part of a more broadly-scoped LTC project on affordable housing. The intent of the affordable housing project is to review and potentially amend policies and regulations to encourage and support affordable housing in the Galiano Island LTA.

Based on the results of the STVR review, the LTC is now proposing amendments to the Galiano Island Official Community Plan No. 108, 1995 (OCP), to restrict the issuing of Temporary Use Permits (TUPs) for STVR land uses in the Galiano Island Local Trust Area. The proposed changes will **not** affect home occupation STVRs. The proposed amending Bylaw No. 275 is located here:

http://www.islandstrust.bc.ca/media/349613/gl-bl-275_ocp_1st-reading.pdf

More project information including the project charter, staff reports, a background discussion paper, and results of public and stakeholder engagement to date can be found here: <http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/projects-initiatives/2019-stvr-review/>

WHAT ARE TEMPORARY USE PERMITS?

TUPs can be issued for short term uses or as a test of the compatibility of the proposed land use, which may not have been anticipated, with existing uses. TUPs can be issued for up to 3 years and may be considered for renewal once for up to 3 years. TUPs require an application to the Islands Trust and notification is provided to property owners and residents. LTC then decides if a TUP is approved and what permit conditions may apply. TUP regulations are described starting on page 94 of the OCP:

http://www.islandstrust.bc.ca/media/347224/ocp-bylaw-108_consolidated_feb-7-19.pdf

TUPs are different than operating an STVR under **Home Occupation** regulations. The key difference is that to operate as a home occupation, there **must** be a permanent resident living on the property. Home occupation regulations are described starting on page 8 of the Galiano Island Land Use Bylaw 127, 1999.

http://www.islandstrust.bc.ca/media/347223/bylaw-no-127_lub_consolidated_feb-7-19.pdf

COMMUNITY INFORMATION MEETING

It is the intent of the LTC to hold an in-person **Community Information Meeting (CIM)** on Bylaw No. 275.

However, Covid-19 is limiting the ability of the LTC to host an in-person CIM at this time. If public health measures continue beyond the 60 day comment period, LTC may consider hosting a CIM electronically.

NOTIFICATION PERIOD

The **Notification Period** for submitting written comments on Bylaw No. 275 will end on **September 30, 2020.**

Comments and enquiries can be directed to: glitcwebmail@islandstrust.bc.ca

Phone: (250) 405-5151

Web: <http://www.islandstrust.bc.ca/islands/local-trust-areas/galiano/>