

Commercial Vacation Rentals

Gabriola Island



What?

is a commercial vacation rental?

A Commercial Vacation Rental (CVR) is the use of a dwelling unit to provide overnight accommodation to paying guests for less than 30 days, in situations other than a Bed and Breakfast (B&B) operation. A CVR may either take place in a single family dwelling or in an accessory building. The owner may or may not be present on the property.

Overnight accommodation may also be provided to paying guests in B&Bs. However, B&B operations must be located within principal single family dwellings; they are not allowed in accessory buildings. No additional cooking facilities are allowed and the owner/occupant must be present. B&Bs must meet all Gabriola Island Land Use Bylaw requirements for home occupations.

When?

is a Commercial Vacation Rental legal?

A

A CVR is legal if the Gabriola Island Local Trust Committee, the local government land use authority, has issued a Temporary Use Permit;

OR

B

A CVR is located on a lot that has been zoned by the Gabriola Island Local Trust Committee to permit this use.

When?

is a an Air BnB legal?

AirBnB, VRBO, HomeAway, Flipkey, and VacationRentals.com are examples of vacation rental marketing websites. In order for a vacation rental to be legal, it must comply with the Gabriola Island Land Use Bylaw or otherwise be authorized by a Temporary Use Permit issued by the Local Trust Committee.

What?

is a Temporary Use Permit (TUP)

A Temporary Use Permit (TUP) is a permit that allows a land use that is otherwise not allowed under local government bylaws. A TUP may be issued for a maximum of three years and may be renewed once for an additional three years.



Temporary Use Permits for Commercial Vacation Rentals

Application Process:

PRE-APPLICATION

- Talk to Islands Trust staff and neighbours
- Review TUP guidelines

APPLICATION SUBMISSION

- Submit a complete application and fee
- Incomplete applications will not be processed

APPLICATION REVIEW

- Islands Trust planner reviews the application
- More information may be required

PUBLIC NOTICE

- A draft Notice of Permit is delivered to properties within 100 metres and posted at the Islands Trust office

REPORT PREPARATION

- Planner prepares report and recommendations for the Local Trust Committee (LTC)

LTC CONSIDERATION

- In a public meeting the LTC can:
 - (1) Refer the application to the Advisory Planning Commission (APC) or request further information before making a decision;
 - (2) Approve the TUP;
 - (3) Approve the TUP with changes; or,
 - (4) Refuse to issue the TUP

A Temporary Use Permit (TUP) for a Commercial Vacation Rental (CVR) may be issued with various conditions.

A Temporary Use Permit WILL require:

- The CVR be screened for privacy
- An on-island contact available 24 hours per day, 7 days per week
- Information be provided to neighbours including on-island contact numbers and copies of the permit
- Information be provided to renters regarding: neighbourliness, noise bylaws, water conservation, fire safety, waste management, septic care and pet control
- A limit on the number of bedrooms and guests
- A maximum one non-illuminated wooden sign (max. 0.3 m²)

A Temporary Use Permit MAY require:

- Water metering
- Information be provided to renters about sensitivity to First Nation sites and artifacts

A Temporary Use Permit WILL prohibit:

- Renting or provision of motorized personal watercraft
- Camping or RV use

More information:

Visit: Islands Trust Northern Office
700 North Road, Gabriola Island
Phone: 250-247-2063
Email: northinfo@islandstrust.bc.ca
Visit: www.islandstrust.bc.ca to view Gabriola Island Local Trust Committee bylaws

Gabriola Island Local Trust Committee

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Islands Trust