



News Release

200- 1627 Fort Street Victoria, BC V8R 1H8

Telephone (250) 405-5151 FAX: (250) 405-5155

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

information@islandstrust.bc.ca www.islandstrust.bc.ca

August 29, 2019

2019-20-IT

GALIANO LOCAL TRUST COMMITTEE TAKES LEGAL ACTION ON UNLAWFUL SHORT TERM VACATION RENTAL

Coast Salish Territory, Galiano Island—The Galiano Island Local Trust Committee has authorized legal action be taken against the owners of a property located on Warbler Road. The Local Trust Committee is seeking a court order stopping the property from being used as a short-term vacation rental (STVR) and from being used as a commercial resort-type accommodation for yoga retreats.

The use of an entire house for a STVR without the premises being used as a residence is prohibited on Galiano Island. The use of residential property for fully-catered resort-type accommodation is also prohibited. The island's Official Community Plan and Land Use Bylaw only permit short-term vacation rentals in lawful cottages and suites, and as a home occupation that is accessory to residential use, while the operator is living on the lot. The Official Community Plan and Land Use Bylaw were developed through extensive public engagement. The policies and regulations covering STVRs are designed to support a vision of tourism that is small-scale, low-impact, and encourages meaningful connections with the Galiano Island community.

Since January 2019, Islands Trust Bylaw Compliance and Enforcement staff have notified the owners of the property on multiple occasions that this operation is unlawful. Despite repeated requests to the operator to cease operations, the STVR continues to be active and advertised online.

“The property in question has been advertising eight bedrooms for short-term vacation rental use,” said Warren Dingman, Bylaw Compliance and Enforcement Manager. “It is the largest short-term vacation rental operation on the island and there is no full-time resident on the property. In addition, there is evidence that the property is operating unlawfully as a resort and a yoga retreat. Bed and breakfast and short-term vacation rental operations are permitted on Galiano Island, but with a limit of three bedrooms. An operation advertising and utilizing more than twice that number is beyond what was anticipated as a home occupation.”

“Galiano Island residents have growing concerns about the availability of housing for island residents and the impact of short-term vacation rentals on the housing stock” said Dan Rogers, Chair of the Galiano Island Local Trust Committee. “We’ve been made aware of very serious water issues in the neighbourhood affected, including reports of groundwater shortages, with some residents drilling new wells. We are already dealing with the effects of climate change on the islands and non-permitted STVRs are an added strain on island resources.”

- 30 -

The Islands Trust is a federation of local government bodies representing 26,000 people living within the Islands Trust Area and another 10,000 non-resident property-owners. The Islands Trust is responsible for preserving and protecting the unique environment and amenities of the Islands Trust Area through planning and regulating land use, development management, education, co-operation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5200 square kilometres.

CONTACT: Warren Dingman, Bylaw Compliance & Enforcement Manager, 250.405.5196
Dan Rogers, Chair, Galiano Island Local Trust Committee, 604.220.1500

*Preserving **island** communities, culture and environment*

Bowen, Denman, Hornby, Gabriola, Galiano, Gambier, Lasqueti, Mayne, N. Pender, Salt Spring, Saturna, S. Pender, Thetis