



**HORNBY ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

AGENDA

**Special Business Meeting
Tuesday, March 29, 2011 at 3:30 pm
In the Room to Grow, Hornby Island Community School,
Sollans Road, Hornby Island, BC**

	<i>Page No.</i>	<i>Approx. Time</i>
1. CALL TO ORDER and APPOINTMENT OF CHAIR		3:30 pm
2. APPROVAL OF AGENDA		
3. NEW BUSINESS		
3.1 Preparations for Upcoming Community Information Meetings	1	
3.1.1 Options to present at Community Information Meetings		
4. NEXT BUSINESS MEETINGS DATE		
Special Meetings – Community Information Meetings		
Saturday, April 2, 2011 at 10:30 am at New Horizons, 1765 Sollans Rd., Hornby Island, BC		
Monday, April 4, 2011 at 6 pm at West Vancouver Seniors Activity Centre, 625-21 st Street, West Vancouver, BC		
Wednesday, April 6, 2011 at 5:30 pm at Windsor Pavilion (in Windsor Park, Oak Bay) 2451 Windsor Road, Victoria, BC		
Regular Meeting		
Wednesday, April 27, 2011 at 12:15 pm in the Hornby Island Community Hall, Central Road, Hornby Island, BC		
5. ADJOURNMENT		4:30 pm

*Approximate time is provided for the convenience of the public only and is subject to change without notice.

Vacation Rentals on Hornby Island – Enhancing the Status Quo

SECOND DRAFT

Presented by the Hornby Island Local Trust Committee for discussion – 29 March 2011

The Hornby Island Local Trust Committee has been hearing some consistent messages:

“Vacation rentals are crucial to the community.” “They are generally working well.” “Keep the status quo.”

- This paper outlines the “tools” available to the Local Trust Committee to address vacation rentals.
- It describes existing land use polices and regulations.
- It suggests what can be done to enhance the status quo so that it better reflects expressed community interests.

Official Community Plan	Land Use Bylaw	Temporary Use Permits	Bylaw Enforcement Policy
An Official Community Plan is adopted by a Local Trust Committee and contains policies to guide land use decisions. Subsequent amendments to a Land Use Bylaw must not be in conflict with OCP polices. <i>Also see Temporary Use Permits</i>	A Land Use Bylaw includes “general regulations” such as for home occupations. It includes “zoning regulations” which list the permitted uses for each zone.	Temporary Use Permits can be issued on a lot-specific basis to enable a use other than those listed in the permitted uses for the zone. An Official Community Plan can contain policies stating where and how Temporary Use Permits can be considered.	The Islands Trust Council has a policy on how bylaw investigations and enforcement are carried out. A Local Trust Committee can adopt a policy to specify triggers for enforcement in order to make appropriate use of limited enforcement resources.
The reality of the status quo			
The current (2002) Official Community Plan contains a policy which supports regulations t being included in the Land Use Bylaw to allow vacation rentals as a home occupation. <i>Also see Temporary Use Permits</i>	The current (1993) Land Use Bylaw does not specify vacation rentals as a home occupation. It does not list vacation rentals as a “permitted use” in residential zones.	The use of Temporary Use Permits to allow vacation rentals is not provided for in the Official Community Plan.	The Local Trust Committee does not have an enforcement policy. This means that Council policy directs enforcement. This policy requires enforcement on the basis of a written complaint or the advertising of a non-permitted use.
Enhancing the status quo			
The Community Plan could be amended to: <ul style="list-style-type: none"> a) better reflect the community's relationship with vacation rentals; b) continue to support vacation rentals being conducted as a home occupation; c) enable vacation rentals to be allowed through rezoning or Temporary Use Permits for property owners who wish to pursue these options; d) keep the door open for a future review of how the status quo is working <i>Also see Temporary Use Permits</i>	The Land Use Bylaw could be amended to allow vacation rentals to be carried out as a home occupation on those lots where there is a resident living on the property. (This would implement the existing 2003 OCP policy.)	Temporary Use Permits could be made available as an option for allowing vacation rentals. Appropriate guidelines could be added to the OCP. A stream-lined process and accessible fee could be put in place. (Owners whose operation would be outside what is enabled by the Land Use Bylaw or enforcement policy could apply for a TUP. <ul style="list-style-type: none"> - A TUP is valid for 3 years. - - It can be renewed for a further 3 years. - A subsequent permit can then be applied for). 	The Hornby Island Local Trust Committee could adopt a Bylaw Enforcement Policy to specify that investigation and enforcement of vacation rentals will only be triggered when: <ul style="list-style-type: none"> a) there is a <i>bona fide</i> written complaint of health, safety or nuisance issues; b) renters are being accommodated other than in a dwelling unit; c) more than one dwelling on Hornby Island is being used by the same owner as a vacation rental