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Sent: Saturday, July 18, 2026 6:24 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Subject: Fwd: Draft OCP

2.4.2.2 Home Occupation Use Policies

2.4.2.2.1: A home occupation use should be permitted as an accessory use in all land use designations where a residential use is permitted. Land use regulations should establish conditions of use for home occupations, such as:

- Specifying the range of uses permitted as a home occupation;
- Restricting the floor area used by a home occupation.

Re "2.4.2.2.3: Short term vacation rental of a dwelling in its entirety should not be permitted as a home occupation and may be permitted through a temporary use permit (TUP)."

I feel that short-term vacation use should be a permitted home occupation as it involves residential use exactly the same as a homeowner's or renter's residential use. For homeowner or renter use longer than 30 days, the Islands Trust does not regulate how many people can live in a house, whether water or sewage management is adequate, whether parking is onsite, that information on First Nations' sites and artifacts are considered, whether there's an occupancy permit or house inspection report, residential appearance, camping or recreation vehicles on site, or provision of contact information to neighbours. There is no more site impact from two sets of people in a house say each for 15 days, than there is than one set for 30 days.

Also, almost all of these requirements are outside the Islands Trust's legal jurisdiction, and I don't think they should even be in the current bylaw. No matter what Island Trust can legally regulate, the requirements of residential living should be applied evenly to all residents, whether they stay a short time or long time, or live there permanently. Adherence to the noise bylaw is valid and applies equally to everyone on the island.

Should short-term rental remain under a TUP in the new bylaw, I also have concern with the limit on TUP renewals. If the conditions of the TUP, whatever they are, are met by the applicant, what difference does it make to anyone if the TUP is renewed more than once? The use is still residential as is allowed long term in the rest of the island. Short-term rental use is a different, less visually impactful and possibly disruptive use than Aggregate Processing, Barge Load-Out, Log Handling, Campgrounds, Limited Public Markets and Extracting, Processing, and Sale of Water. It is residential living.