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Hello Alex, Grant and Timothy Pearson,

Re: letter dated December 2nd Feb, 2024 on page 3 & 4 of the agenda from a group of 4 farms called the Hornby Island Agricultural Association.

I agree that the rules should be clear. In the ALR or outside the ALR short term vacation rentals are for the local government to regulate. Glamping are short term vacation rentals, or campgrounds, so need to be covered by whatever rules we want to have about that, regardless whether they are in the ALR or not. Even within the ALR farms must have "farm status" to have either an Agri-Tourism Accommodation (glamping might be an example) or a Tourist Accommodation (a B&B). The ALC says "the accommodation is in relation to an "agri-tourism activity". Agri-tourism uses must be secondary to, incidental to and compatible with the agricultural production activities." and it goes on to have quite a limited list of activities that are considered "agri-tourism activities".

And it specifically says that local governments can restrict the numbers of sites to less than 10 agri-tourism activity accommodations or refuse to allow it. Though agri-tourism accommodations are light on the imprint on the soil the people staying there still use water and create waste products and add to the total number of visitors on the island.

I would think all the regulation around short term vacation rentals would apply to parcels that happen to be in the ALR along with the additional restrictions required in the ALR, which could be included, or referenced in the LUB.

It is still difficult to buy Hornby grown food on Hornby Island, so it would be great if more land was devoted to food production. And it would be great if we put effort into trying to create a more representative organization of agricultural producers to co-operate in food production.

SarahDavidson

References:

https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_l-04_-_agri-tourism_activities.pdf

https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/information-bulletins/information_bulletin_6_accommodation_for_tourists_in_the_alr.pdf

<https://www.countrylifeinbc.com/producers-wary-of-housing-bylaw-implications/>