

From: webposting
Subject: FW: HOAPC Recommendation about STVR Caps

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Sent: Thursday, March 20, 2025 3:54 PM
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Subject: HOAPC Recommendation about STVR Caps

I note several recent letters to the local trustees, declaring that the APC did not recommend caps on short term vacation rentals on Hornby Island.

HOAPC were asked to consider, by the most recent referral to the HOAPC, the proposed bylaw amendments and OCP revisions gathered from our recommendations of March 29 2022, the consultants' reports, and other suggestions gathered over the past three years. Because the HOLTC had made no decisions about our recommendation to consider capping STVR, we did not comment. We could not comment. It was not part of our 2024 referral.

Our 2022 recommendations still stand, however. In March 29, 2022, the HOAPC DID recommend a cap on stvr:

Copied from HOAPC Recommendations to HOLTC March 29, 2022 (page 4)

SHORT TERM RENTAL (STR)

Rationale

The members of the APC recognize the connection between affordable, available housing, increased tourism, and short term rental accommodation. When STR became a permitted use, and bylaws were created to regulate this use, few could have foreseen the proliferation of STR. The hypothetical STR operator, described in 2009, was an older woman living alone in a large home, endeavouring to rent part of her home for a few weeks in the summer to earn enough money to pay her taxes and finance home repairs. Regulations on how long and how many were put in place to preserve the rural nature of the community and protect the eco-systems of the Island. Water capacity and septic capacity were intended to be part of the protect mandate.

The growth of tourism, while appreciated by many, is a source of concern for a sustainable, viable future for all who live on the Island. The community has to be given an opportunity to discuss how much is too much and/or how much is not enough.

These recommendations govern all Short Term Rentals (STR) that are operating currently and would therefore be legally non-conforming and all STR authorised by approved TUP.

Recommendations

1. All STR (including those advertised on AirBnB and any other advertising platform) must register with Islands Trust. A registry will be maintained by Islands Trust.
2. All STR have proven septic and water capacity. The Province regulates septic capacity and identifies water use requirements, based on science-based evidence.
3. STR are conducted within the principal residence on the property (not a secondary building) where permitted.
4. The rental period is reduced from five months to three months, for example, from May 1 - September 30 to June 15 to September 15
This is a contentious recommendation. The existing period was the result of extensive community consultation in the 2000's before the bylaws were created. Many community members now believe the period is too long. Other community members, especially those in the visitor accommodation sector, now believe it is too short. Many STR are in non-compliance, that is, they operate year round or outside the rental period of May 1 to September 30. The argument that shortening the period would affect MRDT funds coming to the community is one that has to be put to the community.
5. One STR per property
6. Enforce bylaws about STR in secondary dwellings where permitted.

This recommendation is to do with STR provided in secondary dwellings in zones where such a use is permitted. Addressing the bylaw compliance of secondary dwellings that are not being used for STR in all zones is outside our referral. Year round dwellings / housing should not have enforcement even when moratorium on enforcement is discontinued. It would be next to impossible for enforcement of year round housing as there is no reliable way to monitor availability and use and the threat of enforcement could diminish available residential housing stock

7. Proactive enforcement of all Visitor Accommodation (inclusive of resorts, campgrounds, glamping).
8. Require all platforms to list only those properties in compliance.
9. Require all platforms to provide data (cf Union of BC Municipalities stakeholders report, June 2021).[\[1\]](#)
10. Clarify the occupancy limits by zone for STR
 - i. Tie advertising to occupancy, i.e. the advertised occupancy conforms to bylaws

11. Number of STR on Hornby Island be capped.

While STR are a permitted use on Hornby Island, the number cannot be capped

12. Permit limited number of long-term residential occupancy of seasonal campgrounds

[\[1\]](#) This report makes several recommendations. The Province is urged to require STR operators to register as business; platforms advertising STR be required to provide a section for hosts to display business licenses or permits; platforms advertising STR be required to collect data and make data available to the province and available to local governments; and platforms advertising be required to refuse advertisements from non-compliant businesses.

Wendy Burton, Chair
HOAPC