

A Layman's Guide To The Islands Trust Bylaws Pertaining to Short Term Vacation Rentals on Hornby Island

There are a small number of straightforward Community Bylaws to follow to stay in compliance and build rapport with your neighbours. These are all to support the rural and residential nature of Hornby and protect our sensitive ecosystem.

Visit <https://islandstrust.bc.ca/document/hornby-island-lub-no-150-2/> to read the Official Community Bylaws. Vacation Rentals are discussed in section 3.7

Period of Use

Vacation Rentals are only allowed between May to September to keep the primary use of the home residential.

Rental Turnover

Only one rental is permitted during any 7 day period. The single rental can be for a full 7 days or as few as 2 or 3 days but you are not allowed to run two separate rentals within the same consecutive 7 day period. This prevents a high frequency of rental turnovers and maintains the residential character of our neighbourhoods.

Lawful Dwelling

Most lots on Hornby permit one legal dwelling and only it can be used for short term vacation rental during May to September. On lots permitting two dwelling units, one may be occupied by paying guests when the other dwelling is owner occupied at any time of the year. We highly recommend you contact the Islands Trust Office to ensure your property is zoned for two dwelling units.

Occupancy Levels

On properties less than an hectare (2.471 acres) you can offer up to 3 bedrooms with up to two beds in each room. On properties larger than an hectare you can offer up to 4 bedrooms with up to two beds in each room. The general idea is you would host 6 guests on half acre lots and on properties larger than an hectare you would host a maximum of 8.

Parking Spaces

You are required to supply 1 off-street parking space for each bedroom rented and avoid parking on the street.

Signage

Each vacation rental must post a sign providing the name and contact number of the owner or the agent available to deal with problems and complaints. The sign needs to measure 15cm by 30cm (6x12") and be visible from the road.

Sewage Disposal



The Province identifies the area including Anderson Drive, Whaling Station Bay, High Salal and most of St. Johns Point Road as highly developed and having a highly vulnerable aquifer. As such, owners must provide a statement from an authorized person (as defined in the Sewage System Regulations of the Public Health Act) to the Islands Trust verifying the sewage disposal system is capable of supporting the amount of people in your rental.

In practice, all vacation rentals on Hornby Island should ensure their property has the proper septic capacity and water supply to support their rental. HISTRA strongly encourages all vacation home rentals to install water catchment systems to reduce pressure on Hornby's limited water resources and in consideration of the Climate Crisis.

Residential Character

Keep the residential character and appearance of your property. In short, keep it looking like a house and not a business.

As well, sleeping in trailers and tents is not permitted during a vacation rental.

PST and MRDT

All Short Term Accommodation providers who earn in excess of \$2,500 per annum are required to collect and remit 8%PST and 3%MRDT along with their rental fees. Registration and remittance are both easy and straightforward. Visit

<https://www2.gov.bc.ca/gov/content/taxes/sales-taxes/pst/register> to learn more.

In addition, if your rental earns in excess of \$30,000 you are required to collect and remit GST.

You can register at: <https://www.canada.ca/en/revenue-agency/services/tax/businesses/topics/registering-yourbusiness/business-registration-online-overview.html>

Thank you!

Thank you for staying in compliance. You are elevating the experience for everyone involved and raising the bar for short term rentals on Hornby. Even more, you are assisting the Islands Trust and the citizens of Hornby Island to carry out its mandate to Preserve and Protect our beautiful home for future generations.