



Hornby Island Short Term Rental Association

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## **HORNBY ISLAND - ISLAND TRUST RULES FOR SHORT TERM ACCOMODATION Bed and Breakfast (37)**

### **DEFINITIONS:**

#### **Bed and Breakfast:**

Bed and breakfast means a home occupation use that provides bedrooms within a dwelling unit for the temporary accommodation of the travelling public, and the provision of breakfast meals to those guests, but does not include boarding house.

#### **Dwelling unit:**

Dwelling unit means a room or set of rooms

- used or capable of being used for human habitation by one or more individuals living in common occupancy as a single domestic unit and sharing facilities contained in that unit
- contained in a single building or manufactured home
- containing only one kitchen; and
- under one roof with any covered walkway, covered patio or hall connecting two building portions being no longer than 4.0 m.

### **BYLAWS:**

Where a bed and breakfast home occupation is permitted in any zone subsections 3.6(38) to 3.6 (39) inclusive apply.

(38) The operator of the bed and breakfast home occupation must:

- provide only temporary accommodation for the travelling public;
- use only rooms that are located in the dwelling unit in which the home occupation is operated, for the accommodation of the travelling public;
- provide no more than two beds per bedroom; and
- serve breakfast meals to guests who have been accommodated overnight.

(39) Bed and breakfast home occupations are not permitted on lots with areas of less than 0.1 hectares (.25 acre).

(40) The number of bedrooms used to accommodate the travelling public in a bed and breakfast home occupation must not exceed:



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- one if the lot is 0.25 hectares (.62 acres) or less in area;
- two if the lot is greater than 0.25 hectares (.62 acres) and 1 hectare (2.47 acres) or less in area;
- three if the lot is greater than 1 hectare (2.47 acres) in area.

(41) On lots designated as Aquifer IA on Schedule D2 (certain areas of Whaling Station Bay) of the Hornby Island Official Community Plan Bylaw No 149, bed and breakfast use is permitted provided that an authorized person as defined in the Sewage System Regulations under the Public Health Act has stated in writing to the Islands Trust that the sewage disposal system to which the building accommodating the proposed bed and breakfast use is connected to is capable of providing adequate sewage treatment for residential use and for the proposed bed and breakfast use.



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