



Hornby Island Short Term Rental Association

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## **HORNBY ISLAND - ISLAND TRUST RULES FOR SHORT TERM ACCOMMODATION Vacation Homes**

### **DEFINITIONS:**

#### **Vacation home rental use:**

Vacation home rental use means the use of a residential dwelling unit for the temporary accommodation of paying guests, where:

- an owner or tenant of the lot on which the dwelling unit is located is ordinarily resident in the dwelling and the vacation home rental use is occurring during a temporary absence of that owner or tenant; or
- the owner or tenant is residing in another lawful dwelling on the same lot while the vacation home rental is occurring; or
- the owner of the lot resides seasonally in the dwelling unit and the vacation home rental use is occurring during the absence of that owner;

#### **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:**

#### **.7 Vacation Home Rental Uses**

(1) Vacation home rental uses must be in accordance with the following limitations:

- a. A dwelling unit may only be occupied by paying guests during the months of May, June, July, August and September.
- b. Despite article 3.7(1)(a), on any lot permitted two dwelling units (4 hectares or larger or 9.8 acres), one dwelling unit may be occupied by paying guests at any time, provided



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that an owner or tenant is resident in a second lawful dwelling unit on the lot during the vacation home rental occupancy.

- c. During any period of seven consecutive days a dwelling unit may be occupied by only one guest or guest party.

Information Note: The following information is not part of the bylaw and is for information purposes only. Regulation 3.7.1(b) permits the use of a vacation home rental for a period of less than seven days (for example a three night rental). As an example, the regulation does not permit a vacation rental unit to be rented for three days to one group and then three days to a different group during that same seven day period. Limiting rental turnover within a seven day rental period in a dwelling is important in helping maintain the rural residential character of Hornby's neighbourhoods, while allowing vacation home rental use to occur in a dwelling

- d. A dwelling used for vacation home rental use shall not be used to accommodate more than two beds per bedroom or more than three bedrooms if the lot on which the dwelling is located has an area of less than one hectare, or more than four bedrooms if the lot has an area of one hectare or more.
  - e. A vacation home rental use shall not alter the residential character or appearance of the lot in which the vacation home rental use is located, with the exception of required parking spaces and the sign required in Section 3.7, which may be posted only when a vacation home rental is occurring.
  - f. On lots designated as Aquifer IA on Schedule D2 of the Hornby Island Official Community Plan Bylaw No 149 (certain parts of Whaling Station), vacation home rental 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 vacation home rental use is connected to is capable of providing adequate sewage treatment for residential use and for the proposed vacation home rental use.
2. A sign must be posted on the premises of each vacation home rental use while the use is occurring, clearly legible from a public road, indicating contact information including the name and telephone number of the owner of the premises or an agent of the owner who is reasonably available to deal with any impacts of the rental use on neighbouring premises.