



Islands Trust

ISLANDS TRUST

SHORT TERM RENTALS – REGULATION AND ENFORCEMENT

April 2023

Acknowledgement

Islands Trust acknowledges that the Islands Trust Area is located within the treaty and territorial lands and water of the *BOKÉĆEN, Cowichan Tribes, K'ómoks, Klahoose, Lyackson, MÁLEXEŁ, Qualicum, scə́wəθən, Scia'new, sə́lilwətəł, SEMYOME, shísháłh, Skwxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth, SÁÁUTW, Stz'uminus, ɬəʔəmen, T'Sou-ke, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOŁEŁP, WSIKEM, Xeláłtxw, Xwémalhkwu, Xwsepsum, and x^wməθk^wəyəm First Nations.*

We also acknowledge the Indigenous Peoples living on the islands, their kinship ties and connections to this place.



Islands Trust Area



Islands Trust Object

The object (mandate) of the Trust is to ***preserve and protect*** the Trust Area and its unique amenities and environment for the benefit of the residents of the trust area and of British Columbia generally, in cooperation with municipalities, regional districts, improvement districts, First Nations, other persons and organizations and the government of British Columbia.



Role of the Islands Trust

The Islands Trust Act gives Islands Trust responsibilities in three main areas:

- Land use planning
- Regional collaboration and advocacy
- Land conservation

Context

The Islands Trust preserves and protects the islands in the context of many complex challenges, including lack of affordable housing, freshwater limitations, hundreds of species at risk, climate change, and development and tourism pressures.



Regulation

Diverse approaches:

- Gabriola and Salt Spring prohibit STVRs outright
- Southern Gulf Islands (Galiano, Mayne, Saturna, North and South Pender) permit STVRs in lawful second dwellings
- Hornby permits STVRs Seasonally
May-September on properties with lawful 2nd dwellings.

Enforcement

- 160 open bylaw enforcement files the majority on Salt Spring Island (117)
- Usually 500+ advertisements or greater across the trust area
- 7 out of 13 local trust areas have directed proactive bylaw enforcement on STVR's
- "Glamping" appears to be the next trend

Affordable Housing

- The islands are experiencing significant population growth, primarily aged 65+.
- A growing population of young people and families realizing work at home opportunities and seeking life style change.
- “Living the dream” some of these opportunities include STVR
- Housing challenges on the islands impact the availability of worker housing and this impacts the local economy, the ability to deliver services and this impacts other aspects of community life
- There is a shared responsibility for addressing housing at all levels of government and community.







Discussion

