



News Release

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DENMAN ISLAND LOCAL TRUST COMMITTEE TAKES LEGAL ACTION AGAINST SHORT-TERM VACATION RENTAL

METULIYE, Victoria, BC—The Denman Island Local Trust Committee has taken legal action against the owner of a property located on East Road that the Local Trust Committee says was operating an unlawful short-term vacation rental. In response to the legal action, the owner has agreed to an interlocutory court order—known as a consent order—and will only rent their property to guests if a resident is present. The Denman Island Local Trust Committee is hopeful this step will address community concerns and avoid the need to engage in future court proceedings.

The legal action came about after the Denman Island Local Trust Committee heard from a number of concerned citizens about the operation of an illegal visitor accommodation on East Road that was impacting neighbours. Attempts by enforcement staff to communicate with the property owner and gain compliance with the Denman Island Land Use Bylaw were unsuccessful.

“Denman’s regulations allow short-term commercial visitor accommodations such as bed and breakfasts, when there is an operator living on the site,” said Sue Ellen Fast, Chair of the Denman Island Local Trust Committee. “The Local Trust Committee encourages people interested in hosting home-based guest accommodation to pursue these kinds of options. Renting a whole house or cottage to paying guests is not legal on Denman.”

Denman Island’s regulations for vacation accommodation were developed in consultation with the community. They were designed to maintain a balance between home businesses that accommodate sustainable tourism while ensuring housing stock is available for local long-term rental.

Along with other governments across BC, the Denman Island Local Trust Committee is concerned about the effect of illegal short-term vacation rentals—which are often done through AirBnB and VRBO—on rural character and rental housing stock. The Denman Island Local Trust Committee will continue to direct enforcement staff to encourage property owners who have unlawful short-term vacation rentals to voluntarily comply with the land use bylaw, which is available at <http://www.islandstrust.bc.ca/media/346122/debl-186-lub-consolidated-july-16-2018.pdf>. The Denman Island Local Trust Committee will continue to consider legal action against those who resist alternative enforcement efforts.

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The Islands Trust is a federation of local government bodies representing 26,000 people living within the Islands Trust Area and another 10,000 non-resident property-owners. The Islands Trust is responsible for preserving and protecting the unique environment and amenities of the Islands Trust Area through planning and regulating land use, development management, education, co-operation with other agencies, and land conservation. The area covers the islands and waters between the British Columbia mainland and southern Vancouver Island. It includes 13 major islands and more than 450 smaller islands covering 5200 square kilometres.

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*Preserving **Island** communities, culture and environment*

Bowen, Denman, Hornby, Gabriola, Galiano, Gambier, Lasqueti, Mayne, N. Pender, Salt Spring, Saturna, S. Pender, Thetis
