



# Short Term Rental Regulations

## Proposed Zoning Bylaw Amendment

### The following would be permitted in residential zones:

- ✓ A permanent resident may operate a B&B within a single detached dwelling.
- ✓ A permanent resident may operate a STR within a single detached dwelling with a secondary suite, if they live in the other suite.
- ✓ Within a single titled duplex a permanent resident can either live in one half and operate a B&B or live in one half and operate a STR from the other half.
- ✓ All are subject to the permanent resident residing on the property and occupying their residence for commercial STR/B&B use with up to three bedrooms.

### The following would be prohibited in residential zones:

- ✗ A B&B or STR must not be on a property that contains a Detached Secondary Residential Dwelling (DSRD ex. carriage house). An B&B/STR must be within the principal building.
- ✗ Rental of an entire single detached dwelling.
- ✗ A B&B/STR in a multi-family residential building or in a manufactured home zone.

In early 2020, after receiving an application from the developer of OSO, Council voted in favour of amending the Zoning Bylaw to allow STRs to operate without a permanent resident present above the ground floor in the C1, C2 and C3 commercial zones.

- ✓ After hearing from the hotel association, short term rentals are proposed to be expanded to also include the C4 and C6 zones.

## Definitions

### Bed and Breakfast (B&B):

The commercial use of a Dwelling Unit to provide temporary accommodation in the form of Sleeping Units (bedrooms) in the dwelling unit to the traveling public.

### Short Term Rental (STR):

The commercial use of a Dwelling Unit to provide temporary accommodation to the traveling public.