

Short Term Rental – Overview of Key Bylaw Amendments

Zoning Bylaw No.871

- Replacing the term “bed and breakfast” with “short term rental accommodation”
- Introducing the definition of STR as having a maximum stay of “less than 90 consecutive days” and aligning commercial tourist accommodation use accordingly
- Allowing STRs in either principal dwelling unit or secondary suite
- Replacing the term “guest room” with “bedroom” and removing the size limitation on bedrooms (30m²), including “bedrooms” in agri tourist accommodation
- Allowing short term rental accommodation use within a Fire Protection Boundary only
- Reducing the parking requirement from 1 space per bedroom for bed and breakfast use to 1 space per short term rental accommodation use allocated from the existing residential use
- Allowing a maximum of 4 bedrooms per STR unit and 8 people in over-night stay
- Allowing agri tourist accommodation use only on parcels with agri tourism use, and adds permission for tourist campsites within agri tourist accommodation use
- Adding STR as an accessory use to 3 new zones: R2, RC1 and CD1 (Sunset Ranch)
- Zones allowing STR use: RU1, RU2, RU3, RU4, RU5, RU6, R1, R2, RC1 and CD1 (Sunset Ranch)

Administrative changes:

- Moving all STR-related requirements to section 3.23
- Updating Parking Table 14.1 to specify that tourist cabins in C5, C7 and C8 require 1 space per unit (not GFA calculation for commercial)
- Removing Accommodation Unit and Accommodation Unit, Wilderness
- Remove definition of Tourist Campsite Spaces as redundant
- Amending the definition of Secondary Suite to remove the time period of one month

Joe Rich Rural Land Use Bylaw No. 1195

- Replacing the term “bed and breakfast” with “short term rental accommodation”
- Introducing the definition of STR as having a maximum stay of “less than 90 consecutive days” and aligning commercial tourist accommodation use accordingly
- Allowing STRs in either principal dwelling unit or secondary suite
- Replacing the term “guest room” with “bedroom” and clarifying that a bedroom does not include a kitchen
- Allowing short term rental accommodation use within a Fire Protection Boundary only
- Reducing the parking requirement from 1 space per bedroom for bed and breakfast use to 1 space per short term rental accommodation use allocated from the existing residential use
- Allowing a maximum of 4 bedrooms per STR unit and 8 people in over-night stay
- Adding STR use to one new designation: Service Commercial (C-102)
- Designations allowing STRs: LH, RA, SH-1, SH-2, CR and C-102

Administrative changes:

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- Change language from “additional dwelling unit” to “accessory dwelling unit” to align with Zoning Bylaw 871

Business Licensing and Regulation Bylaw No. 1555

- Adding a definition for a “Designated Representative”
- Adding a definition for “Short Term Rental Accommodation” that includes STR use, tourist cabins and agri-tourism accommodation
- Adding a new section to the Bylaw for STR Accommodation Licensing
- Adding a 24/7 availability requirement and 2 hour response time for the “Designated Representative” to respond to nuisance complaints
- Adding the requirement for an RDCO license before advertising an STR
- Requiring placement of a RDCO issued sign to be visible from a public roadway.
- Adding to existing application requirements, including provision of contact information for the Designated Representative
- Limiting STR operation to one booking at any one time
- Adding a process for refusing to grant, renew or revoke a license based on compliance record
- Clarifying that each day of a violation constitutes a separate offense
- Updating the initial application fee from \$100 to \$200
- Updating the annual renewal fee from \$265 to \$400 with annual adjustments

Bylaw Notice Enforcement Bylaw No. 1538

- Adding to BNEB’s Licensing section a \$500 offence fine: “Operating without a STR business license”
- Adding to BNEB’s Licensing section a \$500 item: “Fail to respond to nuisance complaint within 2 hours”
- Adding to BNEB’s Licensing section a \$500 item: “Advertising a short term rental accommodation without a license”
- Adding to BNEB’s Zoning section a \$500 item: “Contravene short term rental accommodation rules”
- Adding to BNEB’s Zoning section a \$500 item: “Contravene agri tourist accommodation requirements”
- Replacing the term “bed and breakfast” with “short term rental accommodation” in BNEB’s Joe Rich Rural Land Use Bylaw (JRRLUB) section and update amount from \$250 to \$500

Ticket Information and Utilization Bylaw No. 1537

- Adding to TIUB’s Licensing section a \$1000 item: “Operating without a STR business license”
- Adding to TIUB’s Licensing section a \$500 item: “Fail to respond to nuisance complaint within 2 hours”

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- Adding to TIUB's Licensing section a \$1000 item: "Advertising a short term rental accommodation without a license"
- Adding to TIUB's Zoning section a \$1000 item: "Contravene STR rules"
- Adding to TIUB's Zoning section a \$1000 item: "Contravene agri tourist accommodation rules"
- Replacing the term "bed and breakfast" with "short term rental accommodation" in TIUB's Joe Rich Rural Land Use Bylaw (JRRLUB) section and update amount from \$500 to \$1000

Administrative changes:

- Change "Building Inspector" to "Building Official"
- Remove "Environmental Planner"
- Adding term and definition for "Operator" as "Business Owner" is not defined in the bylaw and clarified ID validation requirements