



Short-Term Rentals- Proposed Bylaws & Options

**Presented at General Purposes
Committee March 6, 2017**

Short-Term Rentals-Context

Enablers

- Sharing Economy
- Web-based listing services with a world wide reach

Opportunities

- New business opportunity for home owners

Issues

- Unregulated short-term rental listings
- Illegal operations causing impact on neighbourhoods
- Uneven playing field (hotel tax, etc.)

Time Line

3 reports to Council/Committee since Jan 2017

Report Title	Report Dated	Presented to Committee/Council
1. Regulation of Short-Term Rental Units	November 29, 2016	General Purposes Committee on January 3, 2017
		Council Meeting on January 9, 2017
2. Short-Term Rental Regulations	January 26, 2017	General Purpose Committee on February 6, 2017
3. Short-Term Rentals – Enforcement and Bed & Breakfast Regulations	February 9, 2017	Closed General Purposes Committee to provide legal advice on options related to referral items

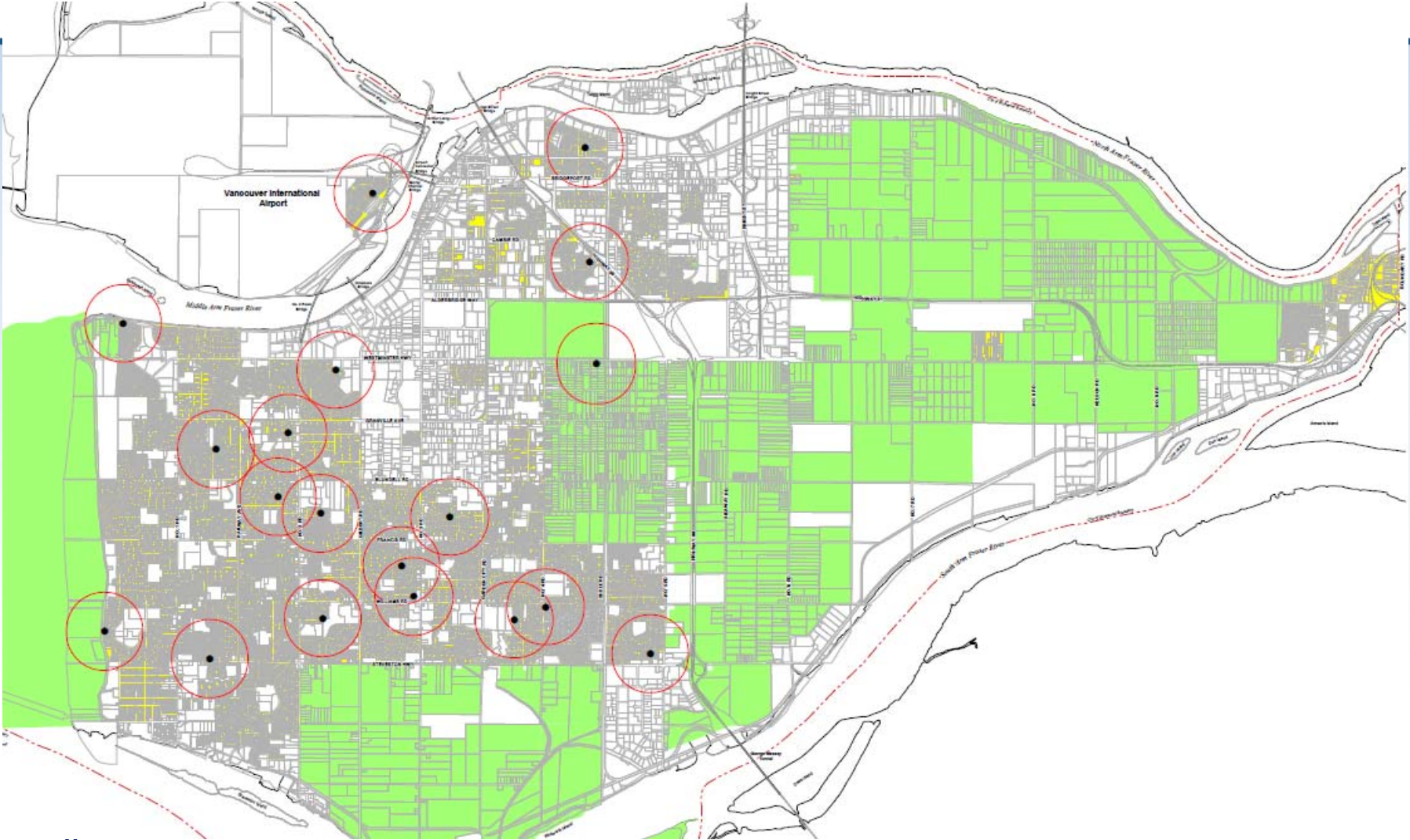
Changes Endorsed

- Enhance existing regulations
- Intensify enforcement of illegal short-term rental operations
- Define “short-term rental”
- Increase fines and penalties
- Require rezoning for “agri-tourism accommodation” on sites in the Agricultural Land Reserve (ALR)

Changes Endorsed

- **Prohibit B&B's in homes with secondary suites, granny flats or coach houses**
- **Require and verify annually that B&B is the primary residence of the operator**
- **Limit all B&Bs to:**
 - maximum of 3 bedrooms for rent
 - Maximum 2 guests/room
- **Implement a 500m separation between B&Bs (new applications)**

Illustration of 500 m Buffer Proposed between B&Bs



Changes Endorsed

- **B&B operators to notify neighbours of the operation and provide contact information**
- **Encourage B&B operators to carry adequate liability and property damage insurance**

(Note: Summarized in Attachment 3 of the staff report)

Consultation Opportunities

For Actions Endorsed by Council:

- **Statutory Requirements**

- Public Notification and Public Hearing for Official Community Plan, Zoning and other bylaws amendments

- **Communication Plan**

- Notify current operators, assist applicants and notify public of changes

Consultation Opportunities

If Council instructs staff to Prepare Options for Community Consultation:

- **Public Engagement**

- Staff to report back to Council with options, presentation material and consultation plan ahead of drafting bylaw amendment

Requirements for B&B Business

- Home must comply with Zoning, Building and Fire Bylaws
- No cooking facilities in guest rooms
- One parking stall required per room
- Home must be operator's primary residence
- Owner consent is required for the operator
- Maximum of 3 rooms
- Maximum of 2 people/room
- Operators must notify neighbours
- New businesses to be 500m from existing businesses

Conclusion

- **Issues are complex and evolving**
- **Phased approach:**
 - Address the most egregious cases
 - Regulate compliance of licenced businesses
 - Adopt enhanced regulations and guidelines
 - Communicate new regulations & encourage compliance
 - Further public consultation if additional options are to be considered

Referrals from Council/Committee

Referral Questions	Action
1. Require Proof of Insurance	Incorporated
2. Amend definition of Operator of a B&B to require Owner/Operator	Not Recommended
3. "Spot" Rezoning	Recommend 500 m buffer instead
4. Short-term Rental Tax/Hotel Tax	Not Applicable
5. Summary of Various Approaches	Detailed in Report
6. Adequacy of "Boarding and Lodging" Definition	Detailed in Report
7. Number of Short-Term Rental Listings in ALR	Detailed in Report
8. Licence/Permit Fees for Boarding and Lodging	Detailed in Report