

Table 1 – Zone Categories and Use Regulations

| Zone Category | Principal Use | Secondary Use |
|---|-------------------|----------------|
| CD17 – High Density Mixed Use Commercial | | ✓ |
| CD18 – McKinley Beach Resort | ✓ ⁴ | ✓ |
| CD20 – University | | ✓ |
| CD22 – Central Green | | ✓ |
| CD26 – Capri Centre | | ✓ |
| A1 – Agriculture | | ✓ ¹ |
| A2 – Agriculture/Rural Residential | | ✓ ¹ |
| Rural Residential (RR1 & RR2) | | ✓ ¹ |
| Single/Two Unit Residential (RU1, RU2, RU3, RU4) | | ✓ ¹ |
| RU5 – Multiple Single Detached Housing | | ✓ |
| Multi-Dwelling Zones (MF1, MF2, MF3) | ✓ ⁴ | ✓ |
| Commercial, Core Area and Village Centre Zones (C1, C2, CA1, VC1) | ✓ ^{2, 4} | ✓ |
| Urban Centre Zones (UC1, UC2, UC3, UC4, UC5) | ✓ ^{3, 4} | ✓ |
| HD2 – Residential and Health Support Services | | ✓ |

¹ Short-term rental accommodation is not permitted in combination with a bed and breakfast home

² Permitted as a principal use at 3838 Capozzi Rd (Exemption areas outlined in Table 2)

³ Permitted as a principal use with 6-month restriction on specific properties (Exemption areas outlined in Table 2)

⁴ Permitted as a principal use, permitted non-conforming on specific properties (Exemption areas outlined in Table 2)

Table 2 – Short-term Rental Regulation Exemption Areas

| Principal Use | Principal Use with 6-month restriction | Principal Use, Permitted Non-Conforming |
|-----------------|--|---|
| 3838 Capozzi Rd | 1088 Sunset Dr | 1873 – 1875 Country Club Dr |
| | 1128 Sunset Dr | 654 Cook Rd |
| | 1075 Sunset Dr | 1350 St. Paul St |
| | 1083 Sunset Dr | 1290 St. Paul St |
| | 1089 Sunset Dr | 1215 St. Paul St |
| | 1093 Sunset Dr | 1471 St. Paul St |
| | 1099 Sunset Dr | 1585 Abbott St |
| | 1123 Sunset Dr | 3477 – 3490 Lakeshore Rd |
| | 1129 Sunset Dr | 925 Leon Ave |
| | 1133 Sunset Dr | 1083 KLO Rd |
| | 1139 Sunset Dr | 3880 Truswell Rd |
| | | CD18/ Area I Village Centre |
| | | 3398 McKinley Beach Lane |
| | | 3475 Granite Close |

Table 3 – Zoning Bylaw No. 12375 Short-Term Rental Regulations

| Regulation | Agriculture & Rural Zones | Single & Two Dwelling Zones | Multi- dwelling Zones | Core Area & Other Zones |
|--|---------------------------------|-----------------------------------|--------------------------------|--------------------------------|
| Short-term rental accommodation means the temporary overnight accommodation for a period of 29 days or less. | | | | |
| Maximum # of adults per sleeping unit | 2 | 2 | 2 | 2 |
| Maximum # of sleeping units per dwelling unit | 3 | 3 | 2 | 2 |
| Maximum # of bookings at a time | 1 | 1 | 1 | 1 |
| Minimum # of parking spaces ¹ | 1 space per 2 sleeping units | 1 space per 2 sleeping units | No additional parking required | No additional parking required |
| Allowed in secondary suites / carriage houses / boarding or lodging / group home | No | No | n/a | n/a |
| Operator principal residence ² | Yes | Yes | Yes ³ | Yes ⁴ |
| Business License to operate | Required | | | |

¹Short-term rental accommodation parking spaces may not use required visitor parking spaces

²Short-term rental operator must reside at the dwelling unit for more than 240 days (8 months) of the year

³Properties with permitted principal use with 6-month restriction (Table 2) are not restricted to the operator's principal residence

⁴Properties with permitted principal use, and permitted non-conforming (Table 2) are not restricted to the operator's principal residence

Other B.C. Municipalities:

Staff conducted an interjurisdictional comparison of licencing or permitting requirements that allow for some form of short-term rental. There are a range of approaches locally, and throughout BC, with different guiding principles; however, a permissive regulated approach is the most common method of regulation. Short-term rentals are a permitted use in the majority of residential zones, within single detached dwellings where the owner has demonstrated principal residence. In some instances, short-term rentals are a permitted use within secondary suites, manufactured homes, and/or carriage houses where there is a primary residence on site. In all cases, a valid business licence is required to operate a short-term rental. City bylaw enforcement is the primary tool for resolving infractions and addressing complaints. Some municipalities, including the City of Kelowna, use a third-party to assist in actively monitoring online advertising of short-term rentals and to ensure they are licenced and comply with City Bylaws. By focusing on compliance through business licences, conflicts associated with short-term rentals are reduced in residential neighbourhoods. Short-term rental regulations have been introduced and enforced through the majority of larger B.C. municipalities.

| Jurisdiction | Regulatory Approach | Enforcement Approach |
|--------------------------|---|---|
| City of Nelson | Permitted in most residential zones and some commercial zones | Three types of business licences, with a maximum cap of 3 licences per block. City bylaw enforcement is the primary tool for resolving complaints |
| City of Revelstoke | Only permitted within a principal residence and in select zones | A business licence is required to operate a STR. City bylaw enforcement and third-party platform identify non-compliance and resolve issues. |
| District of Lake Country | Only permitted within a principal residence and in select zones. Principal residence is determined through claiming the annual homeowner property tax grant. | STR regulations are enforced through the Zoning Bylaw and City bylaw enforcement for non-compliance and complaints. A business licence is required. |
| City of West Kelowna | Permitted in Single Detached Dwelling, secondary suite or carriage house (with principal residence on site) | The City supports a compliance-based approach when dealing with complaints; bylaw enforcement is the primary tool for resolving complaints. |
| City of Penticton | STR's are categorized into three types of Business Licenses. STR's are permitted in single detached dwellings, secondary suites, carriage houses, or a unit within a multi-family building. | A business license is required to operate a STR. The City uses bylaw enforcement for resolving complaints as received. |
| City of Victoria | There are two different classes of short-term rentals: principal residence and all other types of | A business license is required to operate a STR. The City uses a 3 rd party to proactively monitor licenses and |

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| | short-term rentals. Prior to 2017, the City of Victoria allowed STR within specific zones under transient accommodation which are now recognized as legally non-conforming uses. | listings. In addition to the 3 rd party, City bylaw enforcement handles complaint-based issues. |
| District of Tofino | STR are permitted within principal dwellings on secondary suites where a principal resident in onsite. Bylaws prohibit STR in most multi-family zones. | A business license is required to operate a STR. The District uses a 3 rd party to actively monitor listings and uses bylaw enforcement to resolve compliance based issues. |

The City of Vancouver utilizes private investigators to supplement enforcement efforts towards illegal or non-compliant short-term rentals. This has resulted in more enforcement and action against non-compliant properties and operators. Staff could explore options and costs associated with utilizing this as an additional enforcement tool