Schedule A – Proposed Text Amendments*

No.	Section	Current Wording				Proposed Wording				Reason for Change
1.	Section 5 – Definitions & Interpretations	one or more sleeping units within a dwelling unit for temporary overnight accommodation for a period of 29 days or less. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house, a carriage house, a group home, or within a secondary suite. If the short-term rental accommodation is a secondary use then the short- term rental accommodation must only occur within principal dwelling unit and must be operated by a resident who resides for more than 240 days of the year at that				one or more sleeping to accommodation for a Short-term rental accommodation for a suite. If the short term term rental accommod be operated by a resid dwelling unit.	units within a dwelling period of 29 days or or or modations shall rouse, a carriage house rental accommoda dation must only occ	ng unit for tempora less. This use exclu not be permitted to se, a group home, o tion is a secondary cur within principal	Short-term rental accommodation is proposed to be removed as a secondary use from all zones. The reference to short-term rental accommodation as a secondary use within the definition should be deleted as it is no longer required, and it helps for regulation clarity to emphasize that residents and owners cannot engage in any short-term rental activity unless the zone explicitly allows it as a principal use.	
2.	Section 8 –									Removal of the size and ratio requirement for short-term
	Parking and		able 8.2.7.b Ratio of			1	Table 8.2.7.b Ratio o			rental accommodation is consistent with the proposed
	Loading	Uses:	Min. Regular	Size Vehicle I	Max. Small Size Vehicle	Uses:	Min. Regular	Size Vehicle M	ax. Small Size Vehicle	regulations. Only principal use short-term rental
			parking	_	parking spaces			j spaces	parking spaces	accommodations would be permitted which means the
	Section 8.2 Off- Street Parking Regulations	Short-term rental accommodation	09	6	100% ^{3, 4}	Short term rental accommodation	0	%	100% ^{3, 4}	parking stalls associated with those dwelling units would need to meet the parking stall size ratio for the dwelling use (For example: Townhouse, Stacked Townhouses,
	Size and Ratio									Apartments, etc.).
	Size and Ratio									
	Table 8.2.7.b									
	Ratio of Parking									
	Space Sizes									
3.	Section 8 –									Removal of parking requirements for short-term rental
	Parking and	T	Table 8.3.1a Other Re		g		Table 8.3.1a Other R			accommodations for Agriculture & Rural Zones and
	Loading		GFA = gross f m2 = square				GFA = gross m2 = squar			Single & Two Dwelling Zones, as no permitted short-term rental accommodation uses would remain in any
	Section 8.3	Land Use / Type of	Base Parking		Visitor Parking	Land Use / Type of		Requirement	Visitor Parking	Agriculture & Rural Zones or Single & Two Dwelling
	Required Off-	Development	Minimum	Maximum	Requirement	Development	Minimum	Maximum	Requirement	Zones.
	Street Parking	Short-Term Rental	No additional	n/a	n/a	Short-Term Rental	No additional	n/a	n/a	
	Requirements	Accommodation:	parking required			Accommodation:	parking required			
		• Multi-	(i.e., equivalent			Multi-	(i.e., equivalent			
	Table 8.3.1a	Dwelling	to the parking			Dwelling	to the parking			
	Other	Zones and	requirements for			Zones and	requirements for			
	Residential	Core Area	the principal			Core Area	the principal			
	Parking	and Other	dwelling unit			and Other	dwelling unit			
		Zones	within that			Zones	within that			
		Short-Term Rental	zone).	n/a	n/a	Chart Tarra Dantal	zone).	1-	- 1-	
		Accommodation:	1.0 space per two sleeping	II/d	n/a	Short Term Rental Accommodation:	1.0 space per	n/a	n/a	
						Agriculture	two sleeping units			
		& Rural	ornes			& Rural	onics			
		Zones and				Zones and				
		Single &				Single &				
		Two				Two				
		Dwelling				Dwelling				
		Zones				Zones				

4.	Section 9 – Specific Use Regulations Section 9.10 Short Term Rental Accommodation	Section 9.10 Short Te Section 9.10.3 The maximum number accommodation with & two dwelling zones units that may be use the multi-dwelling zo	er of sleeping unit in dwelling units i is three (3) sleepi d for short-term r	s that may be n the agricultu ng units. The r ental accomm	re & rural zo naximum no odation wit	ones and the single umber of sleeping hin dwelling units	& two dwelling zones	er of sleeping hin dwelling to se is three (3) se ed for short-t	g units that r units in the a eleeping unit erm rental a	may be used for griculture & rura s. The maximun ccommodation	al zones ar n number within dw	ed the single of sleeping elling units in	Removal of reference for maximum number of sleeping units for Agriculture & Rural Zones and Single & Two Dwelling Zones, as no permitted short-term rental accommodation uses would remain in any Agriculture & Rural Zones or Single & Two Dwelling Zones.
5-	Section 10 - Agriculture &		Section 10.3 –					Section 1	.o.3 – Permit	ted Land Uses			Removal of short-term rental accommodation as a permitted secondary use from the A1, A2 RR1 and RR2
	Rural Zones Section 10.3 –	Uses	('P' Principal	Zor Use , 'S' Second A2		Not Permitted)	Uses	('P' Prin A1	cipal Use, 'S'	Zones Secondary Use	, `-' Not Pe	rmitted)	zones. This change is proposed to address concerns regarding the short-term rental accommodation use contradicting guiding principle #1 and being a
	Permitted Land Uses	Short-Term Rental Accommodations	S ⁻¹²	S ^{.12}	S.12	S-12	Short Term Rental Accommodations	Ş:±2	S		. 12	S ^{:22}	contributing factor to the current housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement is currently challenged.
6.	Section 11 - Single & Two		Section 11.3 –	Permitted Lan	d Uses		1	Section :	1.3 – Permit	ted Land Uses			Removal of short-term rental accommodation as a permitted secondary use from the RU1, RU2, RU3, RU5
	Dwelling Zones	Uses	('P' Principal l	Zor Jse , 'S' Second	ies lary Use, `-'	Not Permitted)	Uses	('P' Prin	cipal Use, `S'	Zones Secondary Use	-		and RU5 zones. This change is proposed to address concerns regarding the short-term rental
	Section 11.3 — Permitted Land Uses	Short-Term Rental Accommodations			U3 ;:10	RU4 RU5 S-10 S	Short Term Rental Accommodations	RU1 \$ ⁻¹⁰	RU2 \$ ⁻¹⁰	RU3 S ⁻¹⁰	RU4 S ^{-±0}	RU5 S	accommodation use contradicting guiding principle #1 and being a contributing factor to the current housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement
7.	Section 13 - Multi-Dwelling		Section 13.3 –	Permitted Lan	d Heas			Section	a a – Permit	ted Land Uses			is currently challenged. Removal of short-term rental accommodation as a permitted secondary use from the MF1, MF2 and MF3
	Zones Section 13.3 –	Uses		Zoı	nes dary Use , `-'	Not Permitted) MF3	Uses		cipal Use , `S'	Zones ' Secondary Use MF2	ermitted) MF ₃	zones. This change is proposed to address concerns regarding the short-term rental accommodation use contradicting guiding principle #1 and being a	
	Permitted Land Uses	Short-Term Rental Accommodations	S	S		S S	Short Term Rental Accommodations	<u>\$</u>		\$		\$	contributing factor to the current housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement is currently challenged.
8.	Section 14 - Core Area and Other Zones Section 14.9 - Principal and Secondary Land Uses	See Chart A					See Chart B						Removal of short-term rental accommodation as a permitted secondary use from the C1, C2, CA1, VC1, UC1, UC2, UC3, UC4 and UC5 zones. This change is proposed to address concerns regarding the short-term rental accommodation use contradicting guiding principle #1 and being a contributing factor to the current housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement is currently challenged.
9.	Section 15 – Comprehensive Development Zones	Us	Us	Section 15.3. ses	1')	dary Use, '-'	Removal of short-term rentals as a permitted secondary use from the CD17 – High Density Mixed Use Commercial Comprehensive Development zone. This change is proposed to address concerns regarding the short-term						
		Short-Term Rental A	Accommodations		S		Short Term Rental	Accommoda	tions		S		rental accommodation use contradicting guiding principle #1 and being a contributing factor to the current

	Section 15.3.3 — CD17 Permitted Land Uses															housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement is currently challenged.
10.	Section 15 – Comprehensive Development Zones Section 15.4.3 – CD18 Permitted Land Uses	See Chart C					See Chart D				Remove short-term rental accommodations as a permitted secondary use from the CD18 – McKinley Beach Resort Comprehensive Development zone in Area II, III and IV. Short-term rental accommodation is proposed to remain as a permitted principal use in CD18 – McKinley Beach Resort Comprehensive Development zone Area I only. This is consistent with the original vision of McKinley Beach where the single family would be treated similar to the rest of the City in terms of short-term rental accommodation regulations and Area I was intended to be the resort accommodation area.					
11.	Section 15 –															Removal of short-term rental accommodations as a
	Comprehensive Development		Section 15 Ises	5.3.3 – CD20		cipal Use, 'S		anylleo \/		Section 15 Uses	5.3.3 – CD17		d Land Uses		anilleo V	permitted secondary use from the CD20 - University Comprehensive Development zone. The renting of
	Zones		363		(mitted)	ary Ose, -		Uses		(rmitted)	ary Ose, -	student residences (dorm rooms) in summer months has
		Short-Term Rental	Accommo	dations			5		Short-Term Ren	tal Accommo	dations			S		been functioning as a hotel / motel, which remains a
	Section 15.5.3 – CD20 Permitted Land Uses															permitted secondary use in the CD2o zone, and removing the short-term rental accommodation use will not limit the ability of the University (North Campus only) to continue these summer rentals.
12.	Section 15 –															Removal of short-term rental accommodations as a
	Comprehensive			5.6.3 – CD22									d Land Use			permitted secondary use from the CD22 - Central Green
	Development	Uses		rincipal Use	•				Uses				ndary Use, `			Comprehensive Development zone. This change is
	Zones		Sub	Sub	Sub •	Sub	Sub	Sub		Sub	Sub	Sub	Sub	Sub	Sub	proposed to address concerns regarding the short-term
	Section 15.6.3 –		Areas A & B ²	Areas C & G ²	Areas D²	Areas E & F ²	Areas H²	Areas I ²		Areas A & B ²	Areas C & G ²	Areas D ²	Areas E & F ²	Areas H²	Areas I ²	rental accommodation use contradicting guiding principle #1 and being a contributing factor to the current
	CD22 Permitted	Short-Term	α Β-	& G⁻	D-	Δ F-	П		Short Term		α ω-	D-	& F⁻	П-		housing crisis, as well as contradicting quiding principle
	Land Uses	Rental Accommodations	S	S	S	S	S	S	Rental Accommodation	S IS	S	S	S	S	Ş	#2, as Staff capacity to deal with compliance and enforcement is currently challenged.
13.	Section 15 –															Removal of short-term rental accommodations as a
	Comprehensive			5.7.3 – CD26							5.7.3 – CD26		d Land Use			permitted secondary use from the CD26 - Capri Centre
	Development Zones	U	lses		('P' Prin	cipal Use, 'S		ary Use, '-'		Uses		('P' Prir	cipal Use, 'S		ary Use, '-'	Comprehensive Development zone. This change is proposed to address concerns regarding the short-term
	Zones	Short-Term Rental	Accommo	dations			mitted) S		Short Term Ren	tal Accommo	dations			rmitted) S		rental accommodation use contradicting guiding
	Section 15.7.3 –	Short-Term Kentar	Accommi	Juations		•	,		Shore remirken	tai / tecorriirie	dations			-		principle #1 and being a contributing factor to the current
	CD ₂ 6 Permitted															housing crisis, as well as contradicting guiding principle
	Land Uses															#2, as Staff capacity to deal with compliance and
																enforcement is currently challenged.

Chart A

								Section	on 14.9 – P	Principal and S	Secondary L	and Uses									
Uses		Zones																			
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																			
	Cı	C ₂	CA1	VC1	UC1	UC2	UC ₃	UC4	UC5	l1	12	l3	14	P1	P ₂	P ₃	P ₄	P5	HD1	W1	W2
Short-Term																					
Rental	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
Accommodations																					

Chart B

								Sectio	n 14.9 – Pri	ncipal and S	econdary L	and Uses									
Uses		Zones																			
		('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)																			
	C1	C ₂	CA1	VC1	UC1	UC ₂	UC ₃	UC4	UC ₅	11	12	l3	14	P1	P ₂	P ₃	P ₄	P5	HD1	W1	W2
Short Term																					
Rental	S	S	S	S	S	<u>\$</u>	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-
Accommodations																					

Chart C

	Section 15.4.3 — CD18 Permitted Land Uses									
Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)									
	AREA I	AREA II	AREA III	AREA IV						
	Village Centre4	Winery and Resort	Hillside Resort	Waterfront Resort						
		Accommodation ⁴	Accommodation ⁴	Accommodations ⁴						
Short-Term										
Rental	Р	S	S	S						
Accommodations										

Chart D

	Se	ction 15.4.3 — CD18 Permit	ted Land Uses					
Uses ('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)								
	AREA I	AREA II	AREA III	AREA IV				
	Village Centre4	Winery and Resort	Hillside Resort	Waterfront Resort				
		Accommodation ⁴	Accommodation ⁴	Accommodations ⁴				
Short-Term								
Rental	Р	S <u>-</u>	S <u>-</u>	<u>S -</u>				
Accommodations								



Principal Use	Principal Use with 6-month restriction *	Principal Use, Permitted Non-Conforming				
3699 Capozzi Rd	1088 Sunset Dr	1873 - 1875 Country Club Dr				
3700 Capozzi Rd	1128 Sunset Dr	C+ Davil C+				
3800 Capozzi Rd	1075 Sunset Dr	1350 St Paul St				
(Aqua Project - Permitted in Zoning	1083 Sunset Dr	1290 St Paul St				
Bylaw No, 12375, Section 14.15 Site Specific Regulations, Item #5)	1089 Sunset Dr	1215 St Paul St				
Specific Regulations, item #5)	1093 Sunset Dr	1471 St Paul St				
CD18/ Area I Village Centre	1099 Sunset Dr	1585 Abbott St				
(Permitted in Zoning Bylaw No. 12375	1123 Sunset Dr	3477 - 3499 Lakeshore Rd				
CD18 – McKinley Beach	1129 Sunset Dr	925 Leon Ave				
Comprehensive Development Zone, Section 15.4.3 – CD18 Permitted Land	1133 Sunset Dr	1083 KLO Rd				
Uses)	1139 Sunset Dr	3880 Truswell Rd				
	(Permitted in Zoning Bylaw No,	3398 McKinley Beach Lane				
648-654 Cook Rd (Permitted in Zoning Bylaw No, 12375, Section 14.15 Site Specific	12375, Section 14.15 Site Specific Regulations, Item #8)	3475 Granite Close / 3434 McKinley Beach Dr				
Regulations, Item #9)		3377 Lakeshore Rd				

^{*} The short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.

Will be subject to change based on the Province of British Columbia's Short-Term
Rental Accommodations Act and any associated regulations.