



# Text Amendment Application

Short Term Rental Regulations

TA25-0001

# Purpose

To amend the Zoning Bylaw to align short-term rental regulations with Provincial short-term rental legislation.

# Background

**Jan 22, 2024** Short-term rentals eliminated as a secondary use.



**May 1, 2024** Provincial legislation comes into effect, requiring principal residency and licencing.



**Jan 20, 2025** Council reviews data on short-term rentals, tourism, and housing.



**March 3, 2025** Initial Consideration of Bylaw Amendments to align short-term rental regulations with provincial standards.

# Background

January 20, 2025:

*THAT Council receives the report from the Development Planning Department, dated January 20, 2025, regarding Short-Term Rental accommodation;*

*AND THAT Council directs staff to bring forward draft bylaws to align local regulations with provincial standards.*

# Proposed Bylaw Amendments

- Allow short-term rental accommodation as a secondary use
  - Within a primary dwelling unit; and
  - Within a secondary suite or carriage house
- Must be operated by a principal resident

# Proposed Bylaw Amendment

- Lots with a single detached dwelling and/or secondary suite or carriage house:
  - Maximum 3 bedrooms per dwelling unit AND maximum 5 bedrooms per lot
- Lots with multi-dwelling housing:
  - Each unit (ex: apartment, townhouse) could have 3 bedrooms used for short term rentals

# Next Steps

- Zoning Bylaw amendments in place by April 2025
- Council consideration of amendments to Business Licence and Regulation Bylaw in March 2025

# Staff Recommendation

- Staff recommend **support** for the proposed Text Amendment as it is consistent with:
  - Previous Council direction
  - Aligns local regulations with Provincial legislation