



Text Amendment Application

TA26-0001

Short -Term Rental Accommodation Bylaw Amendments

Purpose

- To update the Zoning Bylaw to introduce the str – Short-Term Rental Accommodation subzone and to allow Short-Term Rental Accommodation as a principal permitted use on properties with the subzone.

Eligible STR Sub-Zone	Expressed Interest (02-04)
Pinnacle Point , 1873-1875 Country Club Dr	Yes
Sole Downtown , 1350 St Paul St	Yes
Sole , 1290 St Paul St	Yes
Sole St. Paul , 1215 St Paul St	Yes
Brooklyn , 1471 St Paul St	Yes
Caravelle , 1585 Abbot St	–
The Shore , 3477-3499 Lakeshore Rd	–
Cambridge House , 925 Leon Ave	–
Sole KLO , 1083 KLO Rd	Yes
Mission Shores , 3880 Truswell	–
Playa del Sol , 648-654 Cook Rd	Yes
Waterscapes , 1075-1139 Sunset Dr	Yes
Discovery Bay , 1088 Sunset Dr	Yes
Sunset Waterfront Resort , 1128 Sunset Dr	–
Beachhouse , 3398 McKinley Beach Lane	–
Aqua , 3699 Capozzi Rd	Yes
Caban , 3377-3413 Lakeshore Rd	Yes
Granite at McKinley Beach , 3475 Granite Close/3434 McKinley Beach Dr	Yes

Updated Zones

- Updating all Village Centre, Urban Centre, Multi-Dwelling, and Comprehensive Development zones.
- Will be required to rezone to 'str' subzone to permit 'major' Short-Term Rental Accommodation.
- 'str' minor will continue to be a permitted use in all residential zones.
- 'str' subzone is not permitted on lots with 'r' subzone.

Definition Update

- Expanding existing definition to include 'major' & 'minor'.
- Consistent with other uses – ie Child Care, Home Based Business

Current Definition

SHORT-TERM RENTAL ACCOMMODATION means the use of a dwelling unit or a portion of a dwelling unit for temporary overnight accommodation for a period of time of less than 90 consecutive days. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house, or a group home.

Expanded Definition

Short-Term Rental Accommodation is divided into two categories:

Minor short-term rental accommodation is operated by a principal resident, unless an exception applies (see Section 9.10);

Major short-term rental accommodation does not require a principal resident. A Short Term Rental Accommodation, Major is not a permitted use on a property that has the r – rental only subzone.

See Section 9.10 to for specific Short-Term Rental Accommodation regulations.

Regulations

Table 9.10 Short-Term Rental Accommodation		
Criteria	Minor	Major
Operator Restriction	<p>Short-term rental accommodation must be operated by a principal resident that resides at the dwelling unit for more than 240 days a year, except:</p> <ul style="list-style-type: none"> a) If a secondary suite or carriage house is used for short-term rental accommodation, it must be operated by a principal resident that resides at a dwelling unit on the same lot as the secondary suite or carriage house for more than 240 days of a year. b) The principal residency requirement does not apply to a property in respect of which an operator holds a fractional interest if the property may not be used as a principal residence by any person due to mandatory provisions in the applicable fractional ownership agreement. 	N/A
STR Major Subzone	N/A	The Short-term rental accommodation subzone (str) is not permitted on properties with the Rental Only (r) subzone.
Number of Bookings	No more than one booking or reservation for short-term rental accommodation is permitted in each dwelling unit at one time.	
Sleeping Unit Restrictions	A maximum of three (3) sleeping units used for short-term rental accommodation is permitted per dwelling unit. ¹	
Sleeping Unit Occupancy	No more than two adults may occupy a sleeping unit for short-term rental accommodation.	
Agricultural Land	For properties within the Agricultural Land Reserve, short-term rental accommodation must be in accordance with the Agricultural Land Commission Act and its regulations.	
¹ If a lot containing a single detached dwelling and a carriage house and/or a secondary suite is used for short-term rental accommodation, a maximum of two (2) dwelling units and five (5) sleeping units in total are permitted for short-term rental use.		

Process

- 01 Strata Consent Form / Subzone Application
- 02 Staff will 'batch' properties for Council consideration
- 03 After initial consideration, hosts apply for Business Licence

Business Licence Applications

- Business Licences will be required for each unit
- Applications will require the following documents
 - Self-Evaluation and Fire Safety Attestation
 - Good Neighbour Agreement
 - Strata Consent Form

Business Licence Applications

- Applications will be accepted prior to the exemption being granted.
- Applications will NOT be approved until the exemption has been granted by the Province.

Next Steps

- Business Licencing Department will begin accepting applications for 'historic' properties only.
- If directed by Council, Staff will work with Community Partners on policy and regulations for future eligible properties.
- Draft criteria for future str applications will be submitted for Council consideration, with timing being dependent on the uptake of the str subzone
- Staff will report back to Council July 2026 with number of subzone applications applied for/adopted, as well as the number businesses license applications applied for/issued.

Staff Recommendation

- Staff recommend support for the proposed Text Amendment as it:
 - Follows Council's direction to re-introduce Principal Use Short-Term Rental Accommodation