

## Short Term Rentals Frequently Asked Questions

### Question:

Why does the SCRD allow bed and breakfasts but not short term rentals?

### Answer:

The approach to allowing businesses in residential areas within the Sunshine Coast has been to allow low impact activities that fit within the residential neighbourhoods. They should almost be invisible or not stand out from residential activities.

The use of a few rooms in a house as a bed and breakfast fits within this approach. In part this is because there is a resident living on the property who can address issues such as noise complaints. Another reason is that it encourages houses to be occupied and this helps to create community. STRs may also meet these expectations, however there is concern that a number of them are vacant for prolonged periods. Also without regulation they may become party houses which do not fit within most people's expectations of what residential area should be.

### Question:

Why is the SCRD looking at STRs now?

### Answer:

While STRs have been around for a long time, they have recently become more popular and more numerous, for tourists and for property owners. Thus the impacts are becoming more apparent. This extends beyond noise complaints and there is growing evidence around the world that STRs are reducing the availability of long term rental. This is contributing to decreasing affordability of rental homes. Several groups on the Coast, including the local governments, are looking at how to address a lack of affordable housing and the potential impact of STRs is one aspect of this.

### Question:

Can the rules differ between and within Electoral Areas?

### Answer:

A zoning bylaw can set out permitted uses and regulations based on location at the electoral area level. The SCRD has done this in two ways. The first is by having a separate bylaw for the Egmont/Pender Harbour Electoral Area (Bylaw 337) than for the other four electoral areas (Bylaw 310). The second is that Bylaw 310 sets out some Electoral Area specific regulations, such as new kennels are permitted in Elphinstone and West Howe Sound, but not in Roberts Creek and Halfmoon Bay.

There are local differences in permitted uses such as on a single property or a unique zone that was created to apply to a few properties. These are included in the zoning bylaws due to site or area specific proposals. Approaches to STR regulation can take into account local or electoral area concerns.



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