

**SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT**

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**TO:** Planning and Community Development Committee – October 11, 2018

**AUTHOR:** Yuli Siao, Senior Planner

**SUBJECT:** **ZONING AMENDMENT BYLAWS TO IMPLEMENT SHORT TERM RENTAL ACCOMMODATION REGULATIONS**

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**RECOMMENDATIONS**

1. **THAT the report titled Zoning Amendment Bylaws to Implement Short Term Rental Accommodation Regulations be received;**
  2. **Zoning Amendment Bylaw Nos. 310.184 and 337.118 be forwarded to the Board for First Reading;**
  3. **AND THAT these bylaws be forwarded to the following stakeholders for comment:**
    - a. **All Advisory Planning Commissions;**
    - b. **shísháhlh and Sḱwḱwú7mesh Nations;**
    - c. **District of Sechelt and Town of Gibsons;**
    - d. **Roberts Creek Official Community Plan Committee;**
    - e. **Pender Harbour Chamber of Commerce;**
    - f. **Gibsons and Area Chamber of Commerce;**
    - g. **Sechelt Chamber of Commerce;**
    - h. **Sunshine Coast Tourism; and**
    - i. **Habitat for Humanity Sunshine Coast**
  4. **THAT two public information meetings be held in different Electoral Areas prior to consideration of Second Reading of the Bylaws.**
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At the March 22, 2018 Regular Board meeting the following resolution was adopted:

105/18 **Recommendation No. 4** *Short Term Rental Policy Options*

THAT the report titled Short Term Rental Policy Options be received;

AND THAT a report be provided to a Standing Committee in Q4 with draft bylaw amendments that include:

- i) Definition of Short Term Rental (STR) in Zoning Bylaw No. 310 and Zoning Bylaw No. 337;

ii) Consideration of Temporary Use Permits (TUP) for STR with regulations to be noted in the general use provisions of the Zoning Bylaws;

iii) Proposed fines for “unauthorized Bed & Breakfast or Short Term Rental establishments” in *Municipal Ticket Information (MTI) Bylaw No. 558* and *Bylaw Notice Enforcement (BEN) Bylaw No. 638*.

This report analyzes the recommended policy options and introduces zoning amendment bylaws to implement short term rental accommodation regulations as well as recommendations for referral and public consultation.

## **DISCUSSION**

The previous staff reports on policy options for short term rental concluded that permitting short term rental subject to establishing regulations to minimize negative impacts is a viable option. This report further examines how options can be considered to formulate new regulations for short term rental and achieve the objective of the Board's directives.

### *Terminology for Short Term Rental Accommodation*

The term “Short Term Rental” in question is commonly used to describe small-scaled, home-based temporary commercial accommodation that is provided in a dwelling and normally does not exceed 5 bedrooms. However, the term itself does not literally convey the full meaning as the word “accommodation” is missing from the term, and in the strictest sense a rental can be interpreted as the rental of any kind, including non-residential building space and land. Therefore it is recommended that “Short Term Rental Accommodation” (STRA) be used to describe this specific type of rental and be used throughout this report and the recommended zoning amendment bylaws.

It is also noted that STRA, as defined in this report and the proposed bylaws does not include other forms of well-defined temporary accommodation in both Bylaw Nos. 310 and 337, including campground, sleeping unit, housekeeping unit, or larger commercial operation such as hotel, motel, lodge or resort hotel.

### *Existing Regulations*

In order to formulate new regulations for STRA, staff examined existing regulations in both Zoning Bylaws Nos. 310 and 337 and reviewed recently passed or proposed regulations of other municipalities in the Metro Vancouver area.

Relevant examples include the City of Vancouver's recently adopted regulations that restrict short term rental to the principal residence where the owner lives, or in a long term rental residence where the landlord allows subletting as a short term rental. The District of North Vancouver is proposing new regulations that permit short term rental accommodation only in single-family principal residences excluding secondary suites, coach houses, townhouses and condos, and require one additional off-street parking space.

Bed and Breakfast (B&B) is the only type of STRA that is defined in both SCRD zoning bylaws with a set of established regulations. These regulations permit B&B in most Residential, Commercial and Rural zones. A B&B is permitted to provide accommodation for a guest for up to three consecutive months. The number of permitted B&B bedrooms ranges from two to five depending on the zoning and size of the property. Each zoning bylaw requires a B&B to be operated by the principal resident and limit the size of a bedroom to 28 m<sup>2</sup>. There are also regulations for signage and sewage disposal on the property.

### *Recommended Regulations*

The existing regulations for B&B have long been established in each bylaw and the regulations are uniquely adapted to the rural communities and have been proven to be effective.

The new regulations can be built upon existing B&B regulations and broadened to include all types of STRA. This can enable regulatory continuity for existing B&Bs while updates can be made to existing regulations to enhance consistency across STRA uses and reflect feedback from the public consultation process on STRA. This also supports the objective to strengthen enforceability of regulations and accountability of STRA operations. The new regulations can help to reduce public confusion about STRA and provide clear and consistent guidelines for all operations.

The following is a comparison between existing regulations for B&B and recommended regulations for STRA, demonstrating how B&B regulations can be improved and incorporated into STRA regulations. A concise side-by-side comparison table is also provided in Attachment A. The recommended zoning amendment bylaws can be found in Attachments B and C.

#### 1. Definition

Bylaw No. 310 defines B&B as:

Transient accommodation business that provides overnight accommodation to travellers for a length of stay of three consecutive months or less in any calendar year and provides at least breakfast to those being accommodated.

Bylaw No. 337 defines B&B in two categories:

Bed and Breakfast Home – auxiliary use of a dwelling as a transient accommodation business that contains not more than two bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.

Bed and Breakfast Inn – use of a dwelling as a transient accommodation business that contains not more than five bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.

Proposed definition of STRA for both zoning bylaws:

A small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a lodge, a hotel or a resort hotel.

The proposed definition provides a unified and precise description of STRA. Specific aspects of the definition such as duration of stay, provision of breakfast etc., will be discussed in the following sections.

## 2. Duration

Bylaw No. 310 sets a 3-month maximum duration for a B&B while no limit is defined in Bylaw No. 337.

The 3-month limit does not reflect the most common maximum duration of stay at an STRA, which is approximately one month as reflected in consultation feedback and regulations of many other municipalities. The one month threshold is also used to determine applicability of Provincial Sales Tax and Municipal and Regional District Tax for STRA. Stays longer than one month are normally regarded as long term rental accommodation which is not subject to these taxes, and considered common residential use rather than vacation or tourist use. Therefore the maximum duration of an STRA should be not more than one month.

Based on consultation feedback, the average stay in an STRA is approximately one week, and it is common practice for the STRA host to provide cleaning and maintenance service at the end of each stay. Therefore it is reasonable to reduce the maximum occupancy of an STRA from the normal one month to 26 days, to allow for break period(s) of up to 5 days per month, to be used either separately (e.g. 1 day per week) or consecutively, to facilitate management of the property and transition between stays. It is recommended that an STRA can be occupied for a total of 26 days in any calendar month, cumulatively or consecutively.

## 3. Location of Permitted Use

The existing bylaws permit B&B in most Residential, Commercial and Rural zones. This has been effective in regulating the location of B&Bs, and should be the same for all STRAs.

## 4. Provision of Breakfast

Both bylaws include the provision of breakfast in a B&B operation as per the definitions.

Breakfasts have been traditionally provided in B&Bs. However there are many meal options available to the guests, such as restaurants, self-catering, in-house cooking facilities, etc. Breakfast is no longer considered necessary or the defining factor for a B&B or STRA, nor is it easily monitored and enforced. Thus it is recommended that the provision of breakfast not be required in a STRA.

**5. Number of Bedrooms**

The number of bedrooms is an important measure of the intensity of a B&B or STRA operation. Table 1 below illustrates the number of permitted B&B bedrooms in different zones in both bylaws. Zoning Bylaw No. 310 permits only up to 2 bedrooms in most zones except two site-specific zones – RU1A and RU1 where up to 5 bedrooms are permitted. The permission of B&B is not related to parcel size, with the exception of the R1 zone where a minimum of 2000 m<sup>2</sup> is required.

Zoning Bylaw No. 337 classifies B&B into two categories – B&B Home (permitting up to 2 bedrooms) and B&B Inn (permitting up to 5 bedrooms). There is no restriction on parcel size for a B&B Home in a number of Residential and Rural zones except the R1 and R1A zones where a minimum of 2000 m<sup>2</sup> is required and the RU5 zone where a minimum of 2 hectares is required. The permission of a B&B Inn is generally in accordance with a scale of parcel sizes in a number of Residential and Rural zones, with no parcel size restriction in Commercial zones.

The primary difference between the two zoning bylaws is that Bylaw No. 310 lacks allowance for up to 5 bedrooms in most zones and lacks a scale for the number of bedrooms proportional to parcel size. Both bylaws lack regulations for situations where parcel size is less than 2000 m<sup>2</sup> in an R1 or R1A zone. Consultation feedback indicates that there are STRA operations in parcels smaller than 2000 m<sup>2</sup> in those zones.

*Table 1 Comparison of Zoning Bylaw Nos. 310 and 337*

Parcel size	Bylaw No. 310		Bylaw No. 337	
	up to 2 bedrooms per dwelling per parcel	up to 5 bedrooms per parcel	up to 2 bedrooms per dwelling per parcel	up to 5 bedrooms per dwelling per parcel
Exceeds 2000 m <sup>2</sup>	R1 zone		R1 and R1A zones	
Exceeds 3500 m <sup>2</sup>				R3 and RU3 zones
Exceeds 4000 m <sup>2</sup>				R2, R2A, R3A, R3B and R3C zones
Exceeds 8000 m <sup>2</sup>				RU1 zone
Exceeds 1 ha				RU2
Exceeds 2 ha			RU5 zone	RU1A zone
No restriction	R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones	RU1A and RU1C zones	RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2 and RU3 zones	C1, C2, C2A, C3, C3A and C4 zones

In order to bridge the differences and bring areas under both bylaws to a level playing field and accommodate limited operations on smaller parcels, staff recommend introducing to both bylaws a more consistent and less complex system to measure the intensity of STRA operation as discussed below and illustrated in Table 2.

1. As Commercial zones are the most suitable areas for more intense STRA operation, up to 5 bedrooms should be permitted in Commercial zones where STRA is permitted across both bylaws. Two Rural zones in Bylaw No. 310 – RU1A and RU1C currently permit up to 5 bedrooms, this should be retained. Two Park and Assembly zones in Bylaw No. 310 – PA2 and PA3 permit STRA and are also suitable for operations up to 5 bedrooms.
2. Up to 2 bedrooms are permitted in the Agricultural zone in Bylaw No. 310. This should be retained in order to be consistent with Agricultural Land Commission regulations. Rural Watershed Protection Zone – RU5 in Bylaw No. 337 limits bedroom number to 2 for the purpose of supporting watershed protection. This should also be retained.
3. STRA operation in Residential and Rural zones should be less intense than Commercial zones, so as to maintain the residential and rural character and lessen negative impact. As reflected in consultation comments, it is important to provide sufficient buffering distance, parking spaces and utility area for an STRA operation in a residential or rural property, so that negative impacts such as noise and insufficient parking can be mitigated.

The intensity of operation, as measured by the number of bedrooms, should be proportional to the size of the property. The number of dwellings in Residential and Rural zones is generally well defined in accordance with parcel size and zone in both bylaws, meaning that a larger parcel permits more dwellings, and Rural zones require larger parcel size than Residential zones to permit the same number of dwellings.

As an STRA is operated within a dwelling, the number of dwellings is a good determinant of the appropriate number of STRA bedrooms for the property. More STRA bedrooms will require more permitted dwellings on a larger parcel, and vice versa. Thus a graduated scale based directly on the number of permitted dwellings can be established to control the number of permitted STRA bedrooms. This scale can simplify the existing system and provide more consistent measure of STRA intensity across many zones in both zoning bylaws.

As reflected in consultation feedback, STRA does exist in parcels less than 2000 m<sup>2</sup> in an R1 or R1A zone, and there is support for limited STRA in smaller parcels. One bedroom is considered a reasonable limit for smaller parcels provided that the STRA meets all zoning regulations and the proposed regulations on the number of guests, bedroom size, number of parking spaces, operator and water and sewer system.

*Table 2 Recommended Number of Bedrooms for STRA*

	Zone	Number of permitted dwellings	Max. number of permitted STRA bedrooms	Comment
1	Commercial and Park & Assembly Zones that permit STRA, RU1A and RU1C zones	NA	5 per parcel	These zones are suited for more intense STRA operation and generally don't need parcel size restrictions.
2	RU5 or AG zone	NA	2 per parcel	Regardless the number of permitted dwellings, the number of STRA or B&B bedrooms is limited to 2 in the Agricultural or Rural Watershed Protection Zone.
3	All other zones that permits STRA	1	1 per parcel	This accommodates parcels less than 2000m <sup>2</sup> in R1 or R1A zone.
		1 dwelling + 1 auxiliary dwelling unit	2 per parcel	STRA is often provided in an auxiliary dwelling in rural areas.
		2 dwellings	3 per parcel	Generally all STRA bedrooms are concentrated in one dwelling while in some cases they could be in separate dwellings.
		More than 2 dwellings	4 per parcel	

## 6. Number of Dwellings

The number of dwellings on a single parcel that are permitted to operate a B&B is not defined in either bylaw. With the number of bedrooms clearly defined, it is unnecessary to regulate the number of dwellings that can operate STRA. STRA bedrooms can be allocated to different dwellings where the zoning permits more than one dwelling on the property. This will allow flexibility for the STRA owner to use the most suitable bedrooms for STRA in different dwellings according to individual needs, instead of concentrating all STRA bedrooms in one dwelling.

## 7. Bedroom Size

Zoning Bylaw No. 310 limits the B&B bedroom size to 28 m<sup>2</sup> while Bylaw No. 337 does not set any limits.

Bedroom size is an important factor in regulating the intensity of an STRA operation. A bedroom of 28 m<sup>2</sup> can typically accommodate up to two persons. This is considered a reasonable size. However, within this limit it is difficult to effectively allow for variation in bedroom size where more than one bedroom is permitted and some bedrooms are smaller or larger than others. Hence it is recommended that an average maximum bedroom size be set at 28 m<sup>2</sup> for all permitted STRA bedrooms.

## 8. Number of Guests

Zoning Bylaw No. 310 does not regulate the number of B&B guests while Bylaw No. 337 permits a maximum of 4 guests for a B&B Home where 2 bedrooms are permitted and a maximum of 10 guests for a B&B Inn where 5 bedrooms are permitted.

The number of guests is also an important factor in controlling the scale of an STRA operation. It should be related to the number of bedrooms permitted. A bedroom can typically accommodate up to 2 adults with the consideration of an additional child. It is recommended that the maximum number of guests for an STRA be set at 2 adults plus one child per bedroom.

## 9. Operator

Both bylaws require the principal resident of the property to be the operator of the B&B and restrict employees of a B&B to the principal resident's family members and one other person. The requirement for the principal resident as an operator is the defining factor that distinguishes between B&B and other types of STRA.

Having an operator, either on-site or close by and being able to respond to issues, was recognized in consultation feedback as an important requirement for STRA operation. It helps to establish accountability for STRA owners and address issues such as garbage, parking, nuisance, etc. It will also assist SCRD Bylaw Enforcement and the RCMP in dealing with these issues.

An on-site operator has the advantage of providing more responsive and timely management of the STRA, yet this may not be practical for properties, especially vacation properties, where the owner or operator does not reside all year round. An operator residing within a reasonable distance from the STRA can also respond to issues in a timely manner, and this provides some flexibility in how an STRA can be managed in different circumstances. A single operator managing multiple properties is also possible.

Staff recommend a two-tier approach to deal with different STRA operator requirements by using the zoning bylaws and temporary use permits. The new zoning regulations should require an on-site operator to manage the STRA. This will maintain the continuity of the existing operator requirement for B&B yet provide some flexibility for situations where the operator does not have to be the principal resident of the property. This will also encourage better management of STRA properties and strengthen accountability of the operators.

For temporary situations where an STRA is managed by an off-site operator or a single operator manages multiple properties, a temporary use permit (TUP) can be considered. The TUP will enable SCRD to keep track of such operations and assist enforcement efforts. Recommended TUP regulations will be discussed in detail in the following section.

## 10. Utility, Signage and Parking

Both zoning bylaws require a B&B property to have a proper sewage disposal system, limit the size of a sign for the B&B to 0.35 m<sup>2</sup>, and require 1 off-street parking space per bedroom used for B&B.

The above bylaw regulations are reasonable, and it is recommended that they be applied to STRA, with the additional requirements for an approved water supply system which is equally important as the sewage disposal requirement. The one parking space per bedroom requirement is intended to accommodate maximum parking demand while each bedroom can be used for separate guest(s) who have separate vehicles. This requirement will address concerns on negative impacts of parking shortages in some STRA operations. The required parking space(s) should be provided for STRA use in addition to parking spaces required for all other uses on the property.

#### *Consideration of Temporary Use Permit*

The previous staff report on short term rental recommended considering using temporary use permit (TUP) for STRA with regulations and conditions to be provided in the zoning bylaws. The advantage of a TUP is that it can enable SCRD to keep track of the applicants, but it can be only used for temporary situations because it is limited to a maximum of 6 years (initial 3 years plus one renewal of 3 years).

Staff recommend using TUP as an auxiliary tool to the zoning bylaws to only deal with STRA with an off-site operator. Other deviations from the zoning bylaws, permanent or temporary, will need to be reviewed through the variance or rezoning process. The following TUP conditions are recommended:

1. An off-site operator shall reside within a radius of 50 km of the STRA. This will ensure the operator can reach the STRA site within a reasonable amount of time.
2. An operator is permitted to manage a maximum of 2 separate STRA properties. This will limit the number of properties an operator can manage.
3. The number of STRA bedrooms shall be one less than that permitted in the zoning bylaw. The reduction in the number of bedrooms will help to compensate for the lack of an on-site operator.
4. The term of the temporary permit shall not exceed 3 years. A temporary use permit cannot be renewed more than once.
5. All other STRA regulations of the zoning bylaw shall apply.

Corresponding to the proposed TUP, the Planning and Development Fee and Procedure Bylaw No. 522 should be amended. The application fee for a TUP for an STRA with an off-site operator is recommended to be \$500 per property for a 3-year term. An amendment to Bylaw No. 522 will be brought forward to the Board if the proposed zoning bylaw amendments are endorsed by the Board.

#### *Municipal Ticket Information and Bylaw Notice Enforcement Bylaws*

Previous consultation indicated that the penalty of \$100 for STRA-related infractions at that time was considered too low to be a significant deterrent for bylaw violations. SCRD has since increased the penalty to \$150 for most zoning contraventions including unauthorized use and unauthorized B&B in the Municipal Ticket Information Bylaw No. 558 and Bylaw Notice

Enforcement Bylaw No. 638. STRA-related contraventions of the zoning bylaws can be considered unauthorized uses as defined in these bylaws.

Since the penalties in these bylaws were increased recently, a period of time is required in order to monitor the effectiveness of the changes through bylaw enforcement. Further increase of penalties must be considered in a consistent and holistic manner and supported by monitoring data. Staff do not recommend consideration of further increasing the penalty for STRA contravention until such a time as the proposed STRA regulations have been implemented and it has been determined there is a need to increase the penalty particularly for this type of land use.

#### *Organization and Intergovernmental Implications*

The proposed zoning bylaw amendments, if endorsed by the Board after First Reading, will be referred to agencies, advisory committees, First Nations, member municipalities and community groups for comments. Communication and consultation with other levels of government are essential during the process of reviewing the zoning amendments.

#### *Financial Implications*

None at this time. However, should the proposal proceed and temporary use permits are utilized an impact on staff time for permit preparation, monitoring and enforcement will be undertaken. Should the proposed bylaw amendments, as described in this report move forward, staff will need to review staffing resources to ensure the service can be provided. Staff will bring further information to Pre-Budget meetings.

#### *Timeline for next steps or estimated completion date*

The timeline for the proposed zoning amendment bylaws aligns with work currently underway for the review of Zoning Bylaw No. 310, however as it is proposed to also include Zoning Bylaw No. 337 and recognizing the urgency of need for both rental housing and resolution of neighbourhood issues related to STRA, there is value in an amendment process for each bylaw ahead of the Zoning Bylaw No. 310 review.

Similar to previously-conducted public information meetings on short term rental accommodation, public information meetings in various locations to obtain further community feedback are recommended. Comments received from the referrals and the public information meetings will be incorporated into a staff report to the Planning and Community Development Committee for consideration of Second Reading of the proposed bylaws. Then a public hearing will be held. Comments received from the public hearing along with recommended conditions will be presented to the SCRDC Board for consideration of Third Reading of the bylaws. Upon fulfillment of conditions approved by the Board the bylaws can be adopted.

Referrals will be sent to:

- Advisory Planning Commissions;
- shíshálh and Skw̓xwú7mesh Nations;
- District of Sechelt and Town of Gibsons

- Agencies that were consulted during the previous consultation; and
- Public through public information meetings.

Information will be posted on the SCRD website and requests for input can be advertised through SCRD social media. Should the regulations proceed, a comprehensive communication plan would be developed to support implementation.

**STRATEGIC PLAN AND RELATED POLICIES**

The subject of the report meets the Strategic Plan Values of:

- Collaboration
- Respect and Equality, and
- Transparency

**CONCLUSION**

Staff have further analyzed the policy options to address short term rental accommodation, and determined that the best option to move forward is to build upon existing zoning bylaw regulations for B&B and formulate a new set of zoning bylaw regulations for STRA with supplementary TUP provisions for STRA with an off-site operator. Amendments to the Municipal Ticket Information Bylaw and Bylaw Notice Enforcement Bylaw are not recommended at this time.

Staff recommend that the proposed zoning amendment bylaws be forwarded to the Board for First Reading and the referral and public consultation process begin.

*Attachments*

Attachment A – Comparison of Current B&B Regulations and Proposed STRA Regulations

Attachment B – Zoning Amendment Bylaw 310.184 for First Reading

Attachment C – Zoning Amendment Bylaw 337.118 for First Reading

Reviewed by:			
Manager	X - A. Allen	Finance	
GM	X - I. Hall	Legislative	
CAO	X - J. Loveys	Other	

**Attachment A**

**Comparison of Current B&B Regulations and Proposed STRA Regulations**

	B & B Current Regulations		Short Term Rental Accommodation (STRA) Recommended Regulations
	Bylaw 310	Bylaw 337	
1. Definition	Transient accommodation business that provides overnight accommodation to travellers for a length of stay of three consecutive months or less in any calendar year and provides at least breakfast to those being accommodated.	<p>Bed and Breakfast Home – auxiliary use of a dwelling as a transient accommodation business that contains not more than two bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.</p> <p>Bed and Breakfast Inn – use of a dwelling as a transient accommodation business that contains not more than five bedrooms for overnight accommodation of travelers and provides at least breakfast to those being accommodated.</p>	A small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a hotel, a lodge or a resort hotel.
2. Duration	Up to 3 consecutive months	NA	26 days per calendar month
3. Location of permitted use	Most Residential, Commercial & Rural zones + AG, PA2, PA3	Most Residential, Commercial & Rural zones	Same as the bylaws
4. Provision of breakfast	Yes		NA
5. Number of bedrooms	5 per parcel for RU1A, RU1C 2 per dwelling for other zones permitting B&B	2-5 per dwelling	<p>Commercial, Park &amp; Assembly, RU1A, RU1C zones: 5 per parcel</p> <p>RU5, AG zones: 2 per parcel</p> <p>All other zones permitting B&amp;B:</p> <p>1 where only 1 dwelling is permitted</p> <p>2 per parcel where 1 principal dwelling and 1 auxiliary dwelling are permitted</p> <p>3 per parcel where 2 principal dwellings are permitted</p> <p>4 per parcel where more than 2 principal dwellings are permitted</p>
6. Number of dwellings	No restriction		No restriction
7. Bedroom size	28 m <sup>2</sup>	NA	Average of all bedrooms - 28 m <sup>2</sup>

8. Number of guests	NA	4-10 per dwelling	2 adults + 1 child per bedroom
9. Operator	Principal resident, owner's family member and 1 other person		At least one on-site operator per parcel shall be required to manage short term rental accommodation where it is permitted. TUP required for STRA with an off-site operator.
10. Utility, signage & parking	Require community or on-site system, signage not exceeding 0.35 m <sup>2</sup> , 1 parking space per B&B bedroom		Same as bylaws with additional requirement for community or on-site water system

**Attachment B**

**SUNSHINE COAST REGIONAL DISTRICT**

**BYLAW NO. 310.184**

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

**PART A – CITATION**

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 310.184, 2018*.

**PART B – AMENDMENT**

2. *Sunshine Coast Regional District Zoning Bylaw No. 310, 1987* is hereby amended as follows:

- a. Replace the definition for “bed and breakfast” in Section 201 with the following definition:

“short term rental accommodation” means a small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a hotel, a lodge or a resort hotel.

- b. Replace Section 502.11 Bed and Breakfast with the following section:

**Short Term Rental Accommodation**

(11) Short term rental accommodation is permitted as an auxiliary use, subject in all cases to the following conditions in the R1, R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones:

- (a) The maximum number of short term rental accommodation bedrooms shall be in accordance with the number of permitted dwellings and zoning of the parcel as shown in the following table:

Zone	Number of Permitted Dwellings	Maximum Number of Bedrooms
C2, C2A, C3, C4, C6, PA2, PA3, RU1A, RU1C	Regardless of the number of permitted dwellings	5 per parcel
RU5, AG	Regardless of the number of permitted dwellings	2 per parcel
R1, R2, CR1, CR2, RU1, RU1B, RU1D, RU2	1	1 per parcel
	1 dwelling and 1 auxiliary dwelling unit	2 per parcel
	2 dwellings	3 per parcel
	More than 2 dwellings	4 per parcel

(b) The average floor area of all permitted short term rental accommodation bedrooms shall not exceed 28 m<sup>2</sup>.

(c) The number of guests shall not exceed 2 adults plus one child per permitted short term rental accommodation bedroom.

(d) At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. The operator must reside on the property where the short term rental accommodation is located.

(e) One external sign that is associated with short term rental accommodation and does not exceed 0.35 square meters in area is permitted within the property.

(f) Any dwelling utilized for short term rental accommodation shall be either connected to a community sewer and water facility or have on-site sewage disposal and water supply facilities in place that are in compliance with current regulations of the *Health Act*.

(g) At least one off-street parking space shall be provided per short term rental accommodation bedroom in addition to parking spaces required for all other uses on the same property.

(h) All zones that permit short term rental accommodation are designated as a Temporary Use Permit Area for the consideration of STRA with an off-site operator, subject to the following conditions:

- i. At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. Notwithstanding Section 502.11(d), an operator residing outside of the property where the short term rental accommodation is located is permitted, provided that the operator resides within a radius of 50 km of the property.

- ii. No more than 2 separate STRA properties shall be managed by a single operator.
  - iii. The maximum number of STRA bedrooms shall be one less than what is permitted in accordance with Section 502.11(a).
  - iv. The term of the temporary permit shall not exceed 3 years. The temporary use permit shall not be renewed more than once.
- c. Replace all words of “bed and breakfast”, “bed and breakfasts” and “bed and breakfast accommodation” with “short term rental accommodation”.
- d. Insert the following section immediately following Section 601.1:
- (3) short term rental accommodation in accordance with Section 502.11.

**PART C – ADOPTION**

READ A FIRST TIME this	DAY OF	MONTH,	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

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Corporate Officer

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Chair

Attachment C

SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 337.118

A bylaw to amend the *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990*

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The Board of Directors of the Sunshine Coast Regional District, in open meeting assembled, enacts as follows:

**PART A – CITATION**

1. This bylaw may be cited as *Sunshine Coast Regional District Zoning Amendment Bylaw No. 337.118, 2018.*

**PART B – AMENDMENT**

2. *Sunshine Coast Regional District Zoning Bylaw No. 337, 1990* is hereby amended as follows:
  - a. Replace the definitions for “bed and breakfast home” and “bed and breakfast inn” in Section 201 with the following definition:

“short term rental accommodation” means a small-scaled transient rental accommodation provided in a dwelling and occupied for not more than 26 days in any calendar month, which may include a bed and breakfast but excludes accommodation provided in a campground, a sleeping unit, a housekeeping unit, a motel, a hotel, a lodge or a resort hotel.
  - b. Replace Section 509 Bed and Breakfast Homes and Section 510 Bed and Breakfast Inns with the following section:

**Short Term Rental Accommodation**

509 Short term rental accommodation is permitted in R1, R1A, RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU3, RU5, C1, C2, C2A, C3, C3A and C4 Zones, subject to the following conditions:

- (a) The maximum number of short term rental accommodation bedrooms shall be in accordance with the number of permitted dwellings and zoning of the parcel as shown in the following table:

Zone	Number of Permitted Dwellings	Maximum Number of Bedrooms
C1, C2, C2A, C3, C3A, C4	Regardless of the number of permitted dwellings	5 per parcel
RU5	Regardless of the number of permitted dwellings	2 per parcel
R1, R1A, RS1, R1B, R2, R2A, R3, R3A, R3B, R3C, CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU3	1	1 per parcel
	1 dwelling and 1 auxiliary dwelling unit	2 per parcel
	2 dwellings	3 per parcel
	More than 2 dwellings	4 per parcel

(b) The average floor area of all permitted short term rental accommodation bedrooms shall not exceed 28 m<sup>2</sup>.

(c) The number of guests shall not exceed 2 adults plus one child per permitted short term rental accommodation bedroom.

(d) At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. The operator must reside on the property where the short term rental accommodation is located.

(e) One external sign that is associated with short term rental accommodation and does not exceed 0.35 square meters in area is permitted within the property.

(f) Any dwelling utilized for short term rental accommodation shall be either connected to a community sewer and water facility or have on-site sewage disposal and water supply facilities in place that are in compliance with current regulations of the *Health Act*.

(g) At least one off-street parking space shall be provided per short term rental accommodation bedroom in addition to parking spaces required for all other uses on the same property.

(h) All zones that permit short term rental accommodation are designated as a Temporary Use Permit Area for the consideration of STRA with an off-site operator, subject to the following conditions:

- i. At least one operator per parcel shall be required to manage short term rental accommodation where it is permitted. Notwithstanding Section 509(d), an operator residing outside of the property where the short term rental accommodation is located is permitted, provided that the operator resides within a radius of 50 km of the property.

- ii. No more than 2 separate STRA properties shall be managed by a single operator.
  - iii. The maximum number of STRA bedrooms shall be one less than what is permitted in accordance with Section 509(a).
  - iv. The term of the temporary permit shall not exceed 3 years. The temporary use permit shall not be renewed more than once.
- c. Replace all words of “bed and breakfast home” and “bed and breakfast inn” with “short term rental accommodation”.
- d. Insert the following sections:
- “(b) short term rental accommodation in accordance with Section 509” immediately following Section 601.1(1)(a).
- “(b) short term rental accommodation in accordance with Section 509” immediately following Section 602.1(1)(a).

**PART C – ADOPTION**

READ A FIRST TIME this	DAY OF	MONTH,	YEAR
READ A SECOND TIME this	DAY OF	MONTH	YEAR
PUBLIC HEARING HELD PURSUANT TO THE <i>LOCAL GOVERNMENT ACT</i> this	DAY OF	MONTH	YEAR
READ A THIRD TIME this	DAY OF	MONTH	YEAR
ADOPTED this	DAY OF	MONTH	YEAR

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Corporate Officer

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Chair