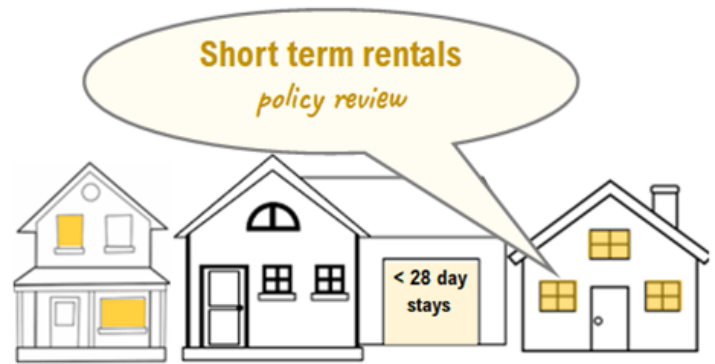


# Short Term Rentals Review Project Update & Invitation to Participate Public Hearing



## Primary Residence Requirement Proposed

A primary residence means the dwelling unit that a person resides in for the majority of the year and declares for legal purposes as their principal home.

**More Info  
Available  
Online or at  
Municipal Hall**

**Proposed bylaws  
and background  
reports available  
at:**

[summerland.ca/  
planning-building-  
development/  
short-term-  
rental-regulation](http://summerland.ca/planning-building-development/short-term-rental-regulation)

The District of Summerland has been reviewing its policy on short term rentals (also called “vacation rentals” or “tourist rentals” or “Airbnbs”) and have made some recent changes to our approach. We have put together a revised regulatory framework consisting of amendments to five separate bylaws to regulate and licence all temporary accommodations within dwellings in the same way, with a requirement of having a primary residence located on the property to allow for a short term rental.

## “Short term rentals” & “Bed & Breakfasts” under same rules

The proposed bylaw defines a Short Term Rental as “the use of a *dwelling* unit for the temporary accommodation (less than 28 consecutive days) of the travelling public for remuneration“. This can be either rental of sleeping units that are part of a primary residence (like a traditional bed & breakfast home) or the rental of an entire dwelling unit that is not a primary residence, where the primary residence is located in another dwelling unit on the same property.

## What are we proposing to allow?

The proposed zoning amendment bylaw includes the following:

- Allowing short term rentals in all Urban Residential, Rural Residential, and Agricultural zones that allow dwellings with suites
- Limiting short term rentals to single detached dwellings, manufactured housing, carriage houses or secondary suites (not in duplexes, townhouses or apartments)
- Requiring a unit where someone lives most of the year on-site (primary residence)
- Continue to allow rental of bedrooms within a primary residence (like a B&B)
- Limiting whole unit rentals to a dwelling unit separate from the primary residence (this means you must have 2 units on site to rent a whole unit)
- Allowing year-round operations
- Limiting occupancy to a maximum of 4 bedrooms and 8 people
- Limiting number of short term rentals to one per property



13211 Henry Ave, Box 159  
Summerland BC  
V0H 1Z0

Municipal Hall Hours:  
Monday - Friday 8:30am -  
4:00pm, except holidays  
(closed from Dec 25 to Jan 4)

# What would be required to operate a short term rental in an entire dwelling unit (“whole house”)?



Separate Primary  
Residence on site



Resident operator  
or professional  
manager



Additional parking  
stall on-site



Licence Requirements  
(Inspection, etc.)

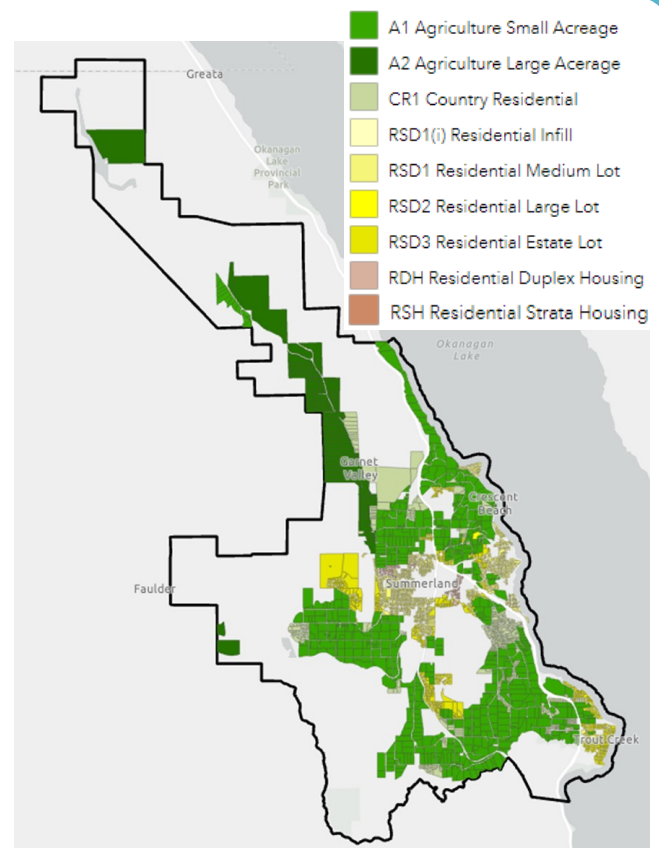


Business Licence  
(\$500 fee)

The proposed business licencing bylaw contains application requirements (including a Health and Safety Inspection, Good Neighbour Agreement, Parking Plan, Floor Plan, Emergency Fire Safety Plan, Operator Declaration and proof of previous authorized residential use of the unit). It also requires the operator to be available 24/7 and responsive within 2 hours during a guest's stay.

There are also proposed bylaw regulations to specify fines and offences for failure to obtain a licence or not abide by specific zoning or licencing terms.

Copies of the proposed bylaw amendments and further information explaining the short term rental regulations are available on the District's website or you may contact JoAnn Peachey, Planner II, at 250-404-4097 or [jpeachey@summerland.ca](mailto:jpeachey@summerland.ca) to obtain more info.



## Save the Date - January 24, 2022 at 6pm

### Upcoming Public Hearing

#### COVID-19 PROVINCIAL HEALTH ORDERS MAY IMPACT PUBLIC HEARING



We are continually monitoring Provincial Health Orders and will provide further details regarding the public hearing on the project webpage in early January. Visit [summerland.ca/planning-building-development/short-term-rental-regulation](https://summerland.ca/planning-building-development/short-term-rental-regulation) for public hearing updates.

You can provide a written submission by emailing [corporateofficer@summerland.ca](mailto:corporateofficer@summerland.ca) or dropping off at Municipal Hall by noon on the date of the public hearing (siting file No. RZ21-015). Only written submissions received by the deadline will be circulated to Council before the public hearing.