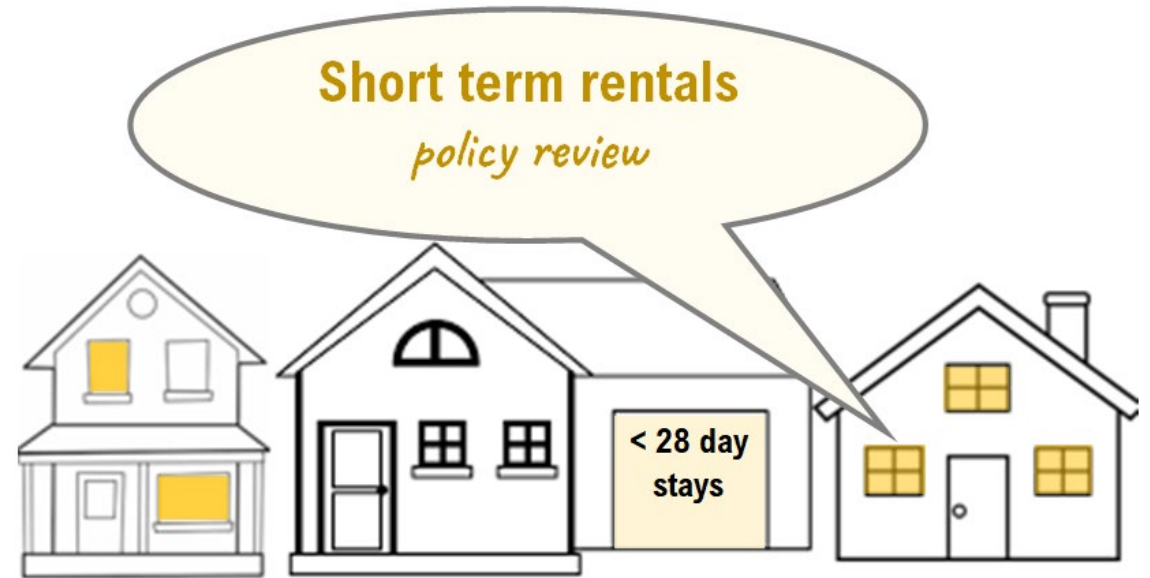

Zoning Amendment Bylaw No. 2021-048

Application Number: Z21-015

Location: District-wide

- *Short Term Rentals*



Project Scope

- 5 bylaw amendments for short term rental project
 - **Zoning**
 - Business License
 - Fees and Charges
 - Bylaw Notices
 - Municipal Ticketing Information
- Public consultation
- Short term rentals: Use of a dwelling for the temporary accommodation (less than 28 consecutive days) of the travelling public for remuneration.

Project Summary

- August 2021
 - Background Report
 - Council direction for permissive approach
- September & October 2021
 - Public Engagement
- November 2021
 - Public Engagement Results
 - Council direction to require on-site resident
 - APC

Short Term Rentals Review Invitation to Participate Survey & Open House



Survey Now Available Online

*The survey is open
until*

Friday, October 29

Visit the short term
rentals project page
to take the survey
online at :

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

Copies also available
at Municipal Hall
during business
hours.

The District of Summerland is reviewing its policy on short term rentals (also called "vacation rentals" or "tourist rentals" or "Airbnbs"). We are looking for public input and would like to hear from you.

What is a short term rental?

Short-term rentals are not currently defined in the District's Zoning Bylaw but are generally defined as private, residential dwellings (or parts of dwellings) that are rented on a temporary basis to tourists/travellers.

The draft bylaw defines a Short Term Rental as "the use or rental of a dwelling, or any part of it, for the temporary accommodation of the travelling public for a period of less than 28 days. This does not include a "Bed & Breakfast Home".

What is being proposed?


The DRAFT framework is a permissive approach and includes the following:

- Allowing short term rentals in all Urban Residential, Rural Residential, and Commercial zones that allow dwellings
- Allowing short term rentals in all types of dwellings (single family, multi-family, suites, etc.)
- Allowing year-round operations
- Limiting maximum occupancy to 6 people (without further public consultation)
- For properties with a single detached dwelling and a secondary suite/carriage house, limiting number of rentals to one per property
- Requiring a business licence to operate a short term rental
- Requiring a Health & Safety Inspection to obtain a business licence
- Requiring a Good Neighbour Agreement to obtain a business licence

Project Summary

- December 2021
 - First and Second Reading
 - Public Hearing Scheduled
- January 2022
 - Public Notifications
 - Public Hearing Re-scheduled
- February 2022
 - Public Hearing Ads

**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

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



DISTRICT OF
SUMMERLAND

13211 Henty 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)

Short term rental approach

- Regulate all temporary accommodation in dwellings in the same way
- Allow short term rentals as a permitted use in select zones
- Require a Primary Residence on site
- Limit types of dwellings used for short term rentals
- Include specific use regulations and parking requirements



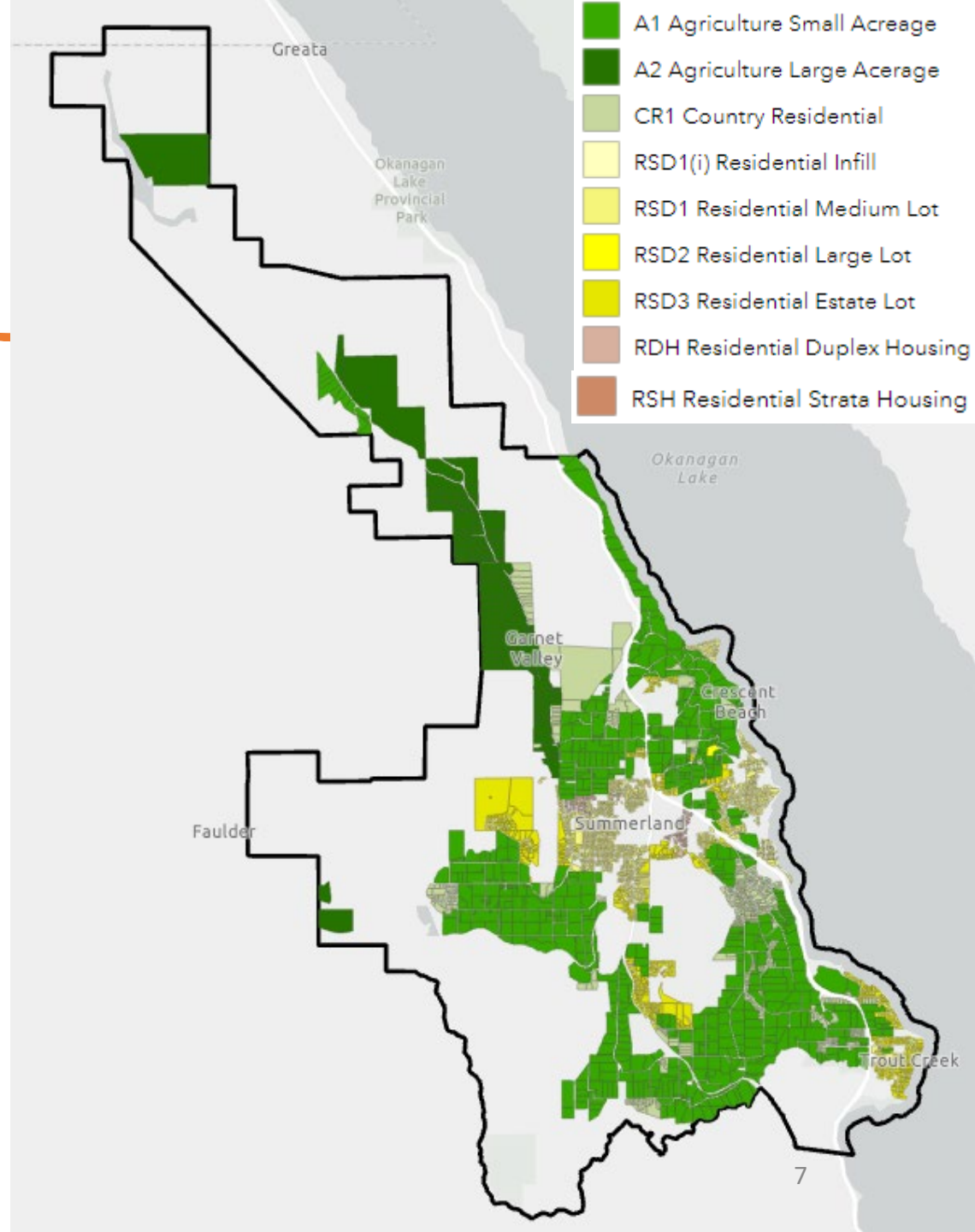
Bed & Breakfasts

- Will be a type of “short term rental”

Current Bed & Breakfast Regulations	Proposed Amendments
Bed & Breakfast Operation	Short term rental
“Live-in Resident” operator	Operator to be a resident occupying the Primary Residence on the lot
Guestrooms attached or part of residence	Sleeping units that are part of Primary Residence
Single Detached Housing unit only	Single Detached Dwelling, Secondary Suite or Carriage House (Primary Residence only)
Agriculture, Rural Residential and select Urban Residential zones	No change
No kitchen in guest rooms	No change
Bedroom size minimums	<i>Removed from bylaw</i>
Maximum of 4 bedrooms / 8 guests	No change
No alteration to principal residential character	<i>Removed from bylaw</i>
1 parking stall per 2 guestrooms	One additional stall to those required of dwelling

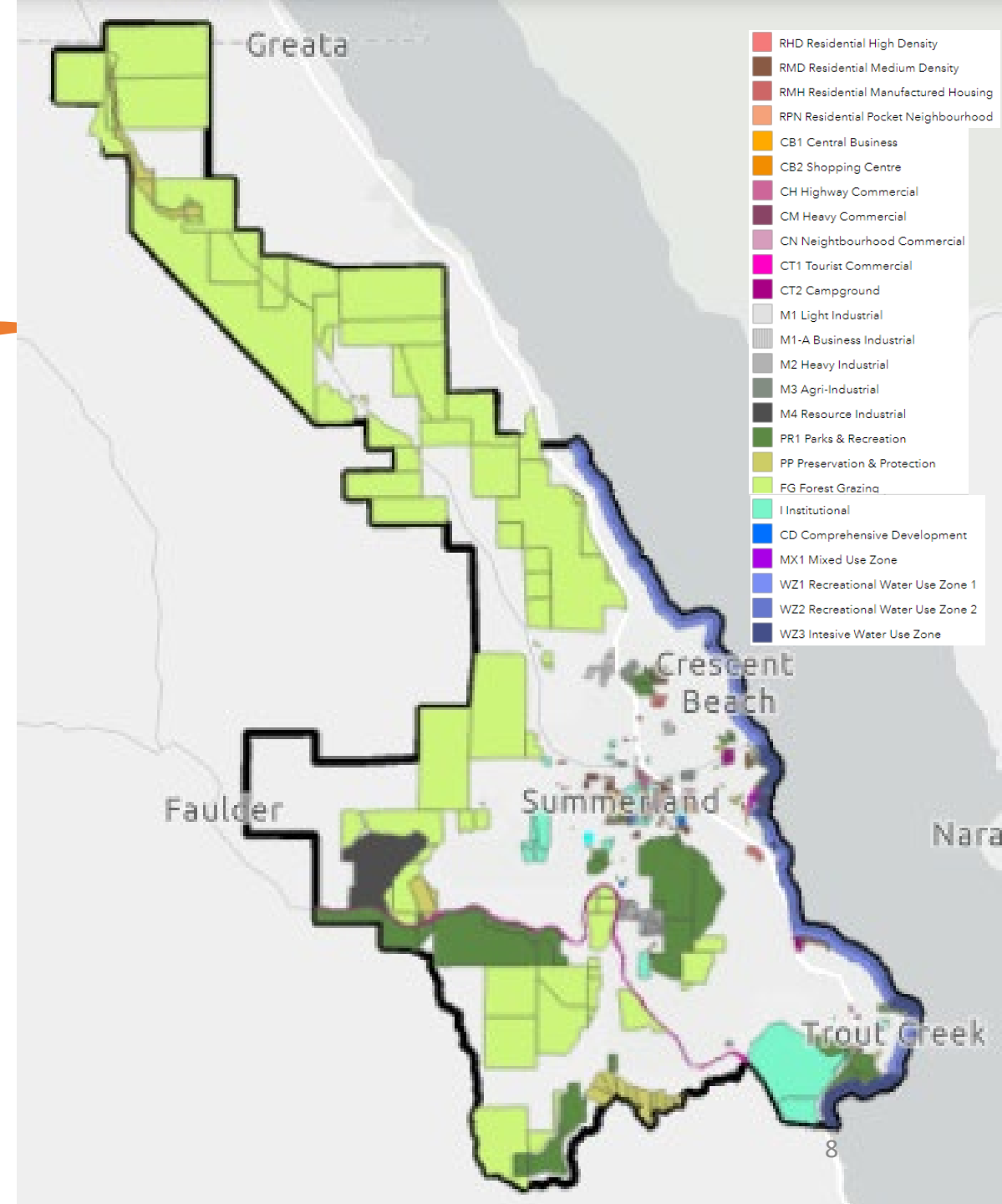
Proposed Zones

- Allow in Rural Residential zones, Agricultural zones and select Urban Residential zones
- A1, A2, CR1, RSD1, RSD1(i), RSD2, RSD3, RDH, RSH



Out of Scope

- Does not include Commercial, Industrial, Water, Institutional, Multiple Family or Resource Area Zones

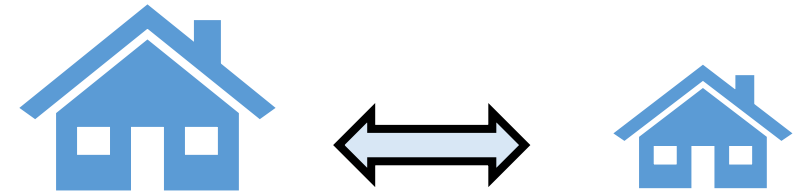


Types of Short term rentals

- Renting of sleeping units that are part of a Primary Residence
- Rental of an entire dwelling unit that is not a Primary Residence



1 residence + Guest rooms



1 residence + 1 entire unit



1 residence + 1 entire unit



Proposed Dwelling Types for Short Term Rentals

- Single Detached Dwelling
- Secondary Suite
- Carriage House
- Manufactured Housing-Type 1 (Modular)
- Manufactured Housing-Type 2 (Mobile Home)


Specific Use Regulations

- Primary Residence on the lot
- One additional parking stall
- Maximum of one short-term rental per lot

"One" minimum

1  Primary residence

1  Resident

1  Additional Parking stall

"One" maximum

1  Short-term rental

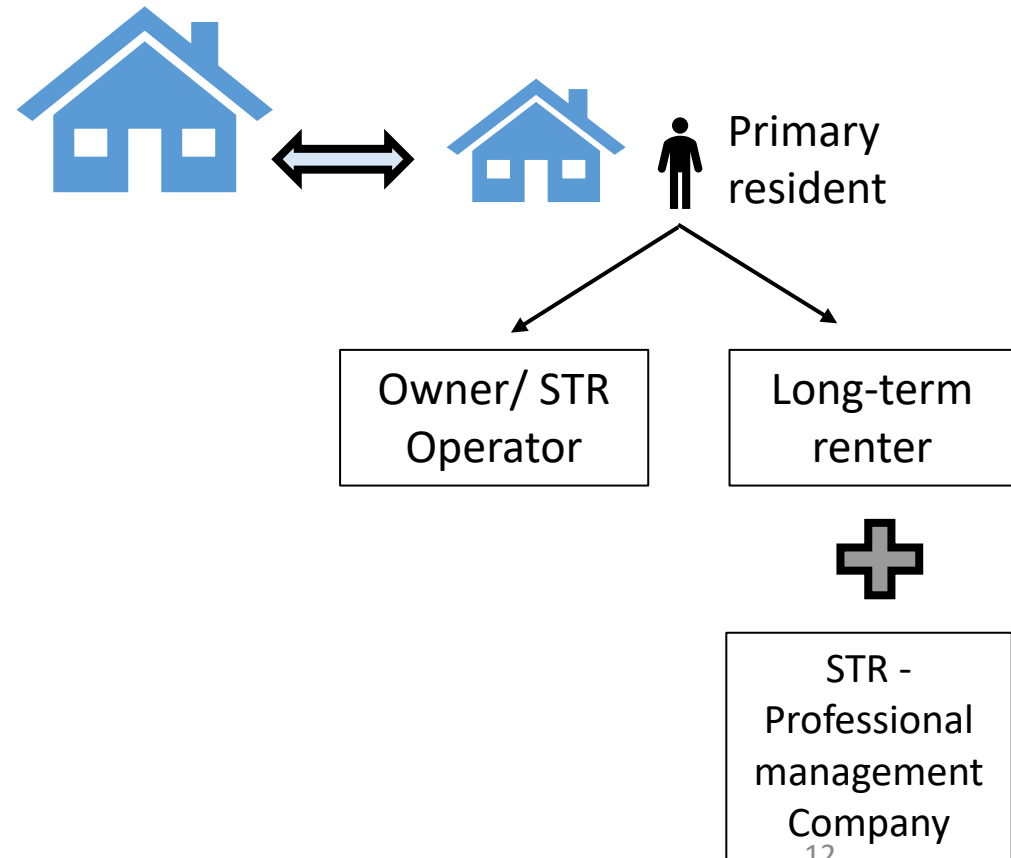
Specific Use Regulations

- Resident/operator or Professional Management Company

“TWO” options

Short-term rental

Primary residence



Amendment Bylaw Summary

- Allow in Rural Residential zones, Agricultural zones and select Urban Residential zones
- Limit to select dwelling types
- Require residency on-site
- Limit short term rental of a primary residence
- Require Resident Operator (or professional management)
- Maximum of one per lot
- Maximum of 4 bedrooms and 8 guests
- No kitchens in bedrooms
- One additional on-site parking stall required