

NOTICE OF PUBLIC HEARING

MONDAY, FEBRUARY 14, 2022 AT 6:00 PM

ELECTRONIC PUBLIC HEARING

COVID-19 Protocol

Please note that there is no in-person attendance permitted due to COVID-19. Attendance will be electronic (via Zoom) or by phone. Register in advance to speak by emailing corporateofficer@summerland.ca.

Public Hearing –Zoning Bylaw Amendment: Short term rentals District-wide Text Amendments (Z21-015), Bylaw No. 2021-048

The intent of the proposed bylaw is to introduce regulations for short term rentals as described below and include bed and breakfast homes under the same regulations. A short term rental means the use of a dwelling unit for the temporary accommodation (less than 28 consecutive days) of the travelling public for remuneration.

Allow short term rentals in select Urban Residential, Rural Residential and Agricultural Zones

- Allow short term rentals as a permitted accessory use in the following Urban Residential zones: RSD1 Residential Medium Lot, RSD1(i) Residential Single Detached Intensive, RSD2 Residential Large Lot, RSD3 Residential Estate Lot, RDH Residential Duplex Housing, RSH Residential Strata Housing, Rural Residential zones: CR1 Country Residential, and Agricultural Zones: A1 Small Acreage and A2 Large Acreage

Limit short term rentals to select dwelling types

- Limit short term rentals to the following dwelling types: single detached dwellings, manufactured housing (Type 1 or 2), secondary suites and carriage houses

Require Residency On-site

- Require a minimum of one Primary Residence on the lot of a short term rental
- Define a primary residence as a dwelling unit that a person resides in for the majority of the year and declares for legal purposes as their principal home. For the purposes of this bylaw, a person cannot have more than one Primary Residence within the District of Summerland

Limit short term rental of a primary residence

- Only allow a short term rental to be either rental of sleeping units that are part of a primary residence or rental of an entire dwelling unit that is not a primary residence

Require Resident Operator or Professional Management

- If renting sleeping units that are part of the primary residence, require operator to be a resident occupying the primary residence on the lot
- If renting a whole dwelling unit that is not the primary residence, require operator to be a resident occupying the primary residence on the lot or a licenced property management company

Other Regulations

- Require one parking stall in addition to parking stalls required for dwelling(s) on-site
- Limit to one short term rental per lot
- Limit to a maximum of 4 bedrooms and 8 guests
- Prohibit rental of a bedroom containing a kitchen

Get more information:

View copies of the proposed bylaws and relevant documents at Municipal Hall from 8:30 a.m. to 4:00 p.m. Monday through Friday, excluding holidays, or online with the Public Hearing agenda package at

<https://www.summerland.ca/your-city-hall/council-meetings>

Opportunity to be heard or to present written submissions:

Any person who believes their interest in property may be affected by this proposal may speak to the matter at the Public Hearing or provide written submission in advance of the Public Hearing.

We encourage members of the public to pre-register on the speakers list in advance of the Public Hearing.

To register to speak, email corporateofficer@summerland.ca and provide your name, civic address, and cite the application number (Z21-015). After everyone from the speaker's list has been given opportunity for comment, the floor will be opened to those who did not pre-register to speak.

Comments may be made through written correspondence up until 12:00 noon on Monday, February 14, 2022. Written comments can be sent by email to the Corporate Officer at corporateofficer@summerland.ca or by letter to District of Summerland Municipal Hall.