



Zoning Bylaw Excerpts **Bed and Breakfast / Short-Term Rental**

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This zoning bylaw excerpt is provided for convenience only and is not a substitute for the Town's bylaws.

Excerpts of Section 9 Specific Use Regulations

9.2 Bed and Breakfast

1) **Bed and Breakfasts** shall:

- a. be an **Accessory Use** within a **Single Detached Dwelling** or a **Duplex**;
- b. be permitted only when operated by a **Permanent Resident** residing in the **Dwelling Unit** while the **Bed and Breakfast** use is occurring ;
- c. be permitted only where a **Residential Use** occupied by a **Permanent Resident** is occurring in the **Dwelling Unit** in which the **Bed and Breakfast** use is occurring ;
- d. in a residential **Zone**, have up to three **Sleeping Units** for guests with a maximum of two guests per **Sleeping Unit** for a maximum of 6 guests;
- e. in a commercial **Zone** have up to eight **Sleeping Units** for guests with a maximum of two guests per **Sleeping Unit** for a maximum of 16 guests;
- f. not change the residential character or external appearance of the **Single Detached Dwelling**;
- g. not be permitted on a Lot where a **Child Care, Home; Home Based Business Class 2;** or **Short Term Rental** use is operating;
- h. not be permitted on a Lot where a **Detached Secondary Residential Dwelling** exists.
- i. be permitted one **Sign** in accordance with the *Sign Bylaw*;
- j. be in accordance with Section 8 [*parking and loading regulations*].

9.6 Short Term Rentals

1) **Short Term Rentals** shall:

- a. be an **Accessory Use** within a **Single Detached Dwelling** or a **Duplex** on a single titled **Lot** ;
- b. be permitted only when operated by a **Permanent Resident** residing in a **Dwelling Unit** on the **Lot** while the **Short Term Rental** use is occurring;
- c. be permitted only where a **Residential Use** occupied by a **Permanent Resident** is occurring in a **Dwelling Unit** on the **Lot** other than the **Dwelling Unit** in which the **Short Term Rental** use is occurring;

- d. not change the residential character or external appearance of the **Single Detached Dwelling** or **Duplex**;
- e. not exceed one **Short Term Rental** per **Lot**;
- f. not be permitted on a Lot where a **Child Care, Home; Home Based Business Class 2**; or **Bed and Breakfast** use is operating
- g. not be permitted on a Lot where a **Detached Secondary Residential Dwelling** exists;
- h. in a residential zone, have a maximum of three **Sleeping Units** within any **Dwelling Unit** and a maximum of 6 guests within any **Dwelling Unit** at any one time;
- i. in a commercial zone, utilize a maximum of 3 **Sleeping Units** within any **Dwelling Unit** and a maximum of 8 guests within any **Dwelling Unit** at any one time;
- j. be in accordance with Section 8 [parking and loading regulations];
- k. As a limited exception to the requirements set out in Sections 9.6.1(a) to (g), a lawful **Dwelling Unit** in the C1, C2, C3, C4 and C6 zones may be used for **Short Term Rental** use when the **Dwelling Unit** is not occupied for **Residential Use**.

Zones

- ✓ STRs and Bed and Breakfasts are permitted in the R1, R1-S, R1-D, R2, R2-A, R5 and C5 zones.
- ✓ In the C1, C2, C3, C4 and C6 commercial zoned dwelling units a short term rental can be operated without the permeant resident requirement.

Excerpts of Table 8.1 Minimum Parking Requirements

USE	VEHICLE
Bed and Breakfast Home	1 per Sleeping Unit to a max of 3, plus 2 for the Principal Unit
Duplex	2 per Dwelling Unit
Single Detached Dwelling	2 per Dwelling Unit
Short Term Rental in a Single Detached Dwelling or ½ Duplex	1 per Sleeping Unit to a max of 3, plus 2 for the Principal Dwelling Unit
Short Term Rental in C1, C2, C3, C4 and C6 zones	1 per Dwelling Unit

Excerpts of relevant definitions

“**Bed and Breakfast**” means the commercial use of a Single Detached Dwelling by a **Permanent Resident** of the **Dwelling Unit** to provide temporary accommodation in the form of **Sleeping Units** in the **Dwelling Unit** to the travelling public, while the operator continues to reside in the **Dwelling Unit**, and where the room rate may include meals.

“**Duplex**” means a residential **Building** designed exclusively to accommodate two households living independently in separate **Dwelling Units** above, below or beside each other, each having a separate entrance. This type of **Development** is designed and **Constructed** as two **Dwelling Units** that share a common foundation and roof structure. The **Building** could be located on one or two **Lots** with ownership types being either fee simple or strata.

“**Dwelling Unit**” means a self-contained accommodation for one or more persons containing cooking, eating, living, sleeping, and sanitary facilities used or intended to be used permanently for a household.

“**Secondary Residential Dwelling, Detached**” means a self-contained **Secondary Residential Dwelling**, separate and accessory to a **Single Detached Dwelling**, may be further classified as either a **Garden Suite** or **Coach House**.

“**Permanent Resident**” means, in respect of any **Dwelling Unit** or **Lot**, a person who normally resides in a **Dwelling Unit** or on the **Lot** as their permanent residence, and for these purposes a person cannot normally reside at more than one location within the Town.

“**Principal Building**” means the primary **Building** on a **Lot** in which a **Permitted Use** is conducted, for example: in a residential **Zone** the **Single Detached Dwelling** would be the **Principal Building**. No more than one **Principal Building** is permitted on a **Lot** unless specifically provided for under this Bylaw.

“**Principal Dwelling Unit**” means the required primary **Dwelling Unit** located within a **Single Detached Dwelling** that any secondary **Dwelling Unit** located on that same **Lot** is ancillary to.

“**Residential Use**” means the use of a building or a part thereof as a **Dwelling Unit** by persons as a fixed place of abode and as their primary residence from which they are absent only as a part of a domestic routine including, without limitation, work and vacations.

“**Secondary Residential Dwelling**” means a self contained accessory **Dwelling Unit** either detached or within a **Single Detached Dwelling**, containing sleeping, living, **Kitchen** and sanitary facilities, accessible by a separate entrance, for use as a residence by a household.

“**Secondary Suite**” means a self-contained **Secondary Residential Dwelling**, located within a **Single Detached Dwelling**.

“**Short Term Rental**” means the commercial use of a **Dwelling Unit** to provide temporary accommodation to the traveling public.

“**Single Detached Dwelling**” means housing on a single titled **Lot** consisting of one **Dwelling Unit** intended for use by one household, and may include a **Secondary Suite** where provided for in accordance with this Bylaw.

“**Sleeping Unit**” means a habitable room not equipped with self-contained cooking facilities, providing accommodation for guests.