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## SHORT TERM RENTALS (SRTs)

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### CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw does not specifically regulate Short Term Accommodation Rentals (STRs).

As a result, Short Term Rentals are generally treated the same as traditional residential occupancy or tenancy uses. There is currently no specific zoning controls related to the location or concentration of STRs. Development permits are not specifically required for STR operations and there are limited tools available to regulate operational impacts associated with STR activity.

This has created challenges balancing the growing demand for visitor accommodations with the need to maintain residential neighbourhood character and minimize impacts on neighbouring property owners. In addition, the Village has no way to assess the safety of these properties for short term accommodation.

### PROPOSED NEW BYLAW PROVISION

#### 5.1 SHORT TERM ACCOMMODATION RENTAL

5.1.1 All Short Term Accommodation rentals are required to obtain a development permit.

5.1.2 A single short term accommodation rental may be permitted on a developed residential site subject to satisfying the zoning and licensing requirements.

5.1.3 A minimum separation distance of 75 metres shall be maintained between individual Type II Short Term Accommodation Rental properties to limit the concentration of commercial short-term rentals within residential areas. Council may approve a reduced separation distance where it is satisfied that the proposed development will not negatively impact the residential character, amenity, or infrastructure capacity of the surrounding area.

5.1.4 All Short Term Accommodation Rentals shall be subject to a separate licensing bylaw regulating operational aspects, including but not limited to:

- (1) Off-street parking requirements
- (2) Waste management
- (3) Guest capacity limits
- (4) Property management and contact information
- (5) Compliance with noise and nuisance standards

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## WHAT WOULD CHANGE?

All short-term rentals would require a Development Permit. The Village would gain additional tools to regulate where and how STRs operate within residential areas. A separation distance requirement would help prevent excessive concentrations of commercial-style STRs in residential neighbourhoods.

Type II STRs would also be subject to licensing requirements and operational standards. Property

owners operating STRs would be required to comply with parking, waste, occupancy, and nuisance regulations; and the Village would have improved enforcement and compliance tools to address neighbourhood concerns.

The proposed framework recognizes short term rentals as a legitimate accommodation use while introducing regulations intended to reduce negative impacts on surrounding residential properties.

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## IMPLICATIONS OF THE CHANGE

Short Term accommodation rentals provide important benefits to the community by:

- Supporting tourism and seasonal visitation;
- Expanding accommodation options for visitors;
- Supporting local businesses and the local economy; and
- Providing property owners with additional opportunities for property use and income generation.

At the same time, increasing short term rental activity can create concerns related to:

- Parking congestion;
- Noise;
- Waste management;

- Over-occupancy;
- Commercialization of residential neighbourhoods; and loss of residential character when rentals become overly concentrated.

By creating a balanced framework that supports STR accommodations while protecting residential neighbourhoods would provide the Village with clear authority and enforcement tools to regulate STR operations. Requiring Development permits and establishing a complementary licensing bylaw will minimize impacts on neighbouring property owners while continuing to allow STR accommodations that contribute positively to the community and local tourism economy.

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## PLACE A DOT

Green (Agree) 1

Yellow (Unsure)

Red (Disagree) 1