

Short-Term Rental Regulation Review

Official Community Plan Amendment
Bylaw No. 1375.07 & Zoning
Amendment Bylaw No. 1395.04

September 9, 2025 Public Hearing

Public Hearing – STR Regulation Review

Background

- “Short-term rental accommodations”: the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month, but excludes a bed and breakfast operation.
- Short-term rental accommodations have historically been prohibited within the Town, with the exception of those short-term rental accommodations provided within resort residential buildings in the Resort Commercial (CT4) Zone.

Public Hearing – STR Regulation Review

Background

OCP Bylaw No. 1375, 2021

- Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure that long-term rental housing stock is protected;*
- Consider implementing a short-term rental permitting process to regulate the use of residential properties for commercial uses;*
- Allow a wide variety of ownership and rental structures for tourist accommodation facilities within the Tourist Commercial designation, including rental pool, short term rentals ...*

Public Hearing – STR Regulation Review

Background

- Further to policy direction in the OCP, the Short-Term Rental (STR) Regulation Review project was initiated by Council in 2022.
 - Purpose: To explore options to incorporate short-term rentals in a way that balances positive and negative impacts of such uses.
- STR “Pilot Program”
 - 2-3 year trial period
 - Permit STRs in the RS1 Zone within a principal dwelling unit, secondary suite or accessory dwelling unit;
 - Require applicants to demonstrate that they meet basic health and safety considerations, provide adequate on-site parking, and comply with the Principal Residence Requirement

Public Hearing – STR Regulation Review

Official Community Plan Amendment Bylaw No. 1375.07

- Introduce new policies related to the regulation of STRs at Section 6 of the OCP Bylaw.
 - Support STRs on Low Density Residential (LR) designated lands where they are operated in a single detached dwelling, accessory dwelling or suite on the operator's principal residence;
 - Support STRs on Tourist Commercial (TC) designated lands within resort residential buildings;
 - Discourage STRs within apartment buildings and townhouses;
 - Discourage the use of residential dwellings as tourist accommodations.
 - Support review of STRs to understand impacts on housing affordability/supply and ensuring that the program is run under a cost-recovery model.

Public Hearing – STR Regulation Review

Zoning Amendment Bylaw No. 1395.04

- Introduce “short-term rental accommodation” as a permitted use in the Small-Scale Multi-Unit Residential (RS1) and Agriculture (AG) Zones.
- Introduce new STR accommodations specific use regulations stipulating:
 - A maximum of 2 patrons/bedroom;
 - An STR use can only be undertaken where a bed and breakfast operation has not been licensed to occur;
 - For parcels within the ALR, the proposed STR must be consistent with the ALC Act and regulations, or ALC approval must be granted where required.
- Introduce a new off-street vehicle parking requirement of 1 space/sleeping unit (bedroom) for STR accommodation uses.