

## Relevant Excerpts from

[Electoral Area B Official Community Plan Bylaw No. 850](#)

[Electoral Area F Official Community Plan Bylaw No. 830](#)

[Electoral Area E Official Community Plan Bylaw No. 840](#)

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The CSRD currently has a range of policies pertaining to vacation rentals (STRs). Electoral Area B Official Community Plan (OCP) Bylaw No. 850, Electoral Area F OCP Bylaw No. 830, and Electoral Area E OCP Bylaw No. 840 all contain references to vacation rentals.

### **Electoral Area B Official Community Plan Bylaw No. 850**

Section 4.3.34 of Bylaw No. 850 states:

- 4.3.34 Vacation Rentals allow the use of temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the zoning bylaw. Vacations Rentals shall:*
- a. first be considered on a three-year trial basis by the use of a temporary use permit (refer to Section 14);*
  - b. not create an unacceptable level of negative impact on surrounding residential uses;*
  - c. comply with all applicable regulations of the Provincial Agricultural Land Commission when located within the Agricultural Land Reserve; and*
  - d. be subject to local health authority requirements.*
  - e. be subject to all Ministry of Transportation and Infrastructure Access Permit requirements.*

### **Electoral Area F Official Community Plan Bylaw No. 830**

Section 14 of Bylaw No. 830 states:

- 1. For all temporary use permits:*
  - a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.*
- 2. For vacation rentals and similar short-term property rentals, applicants may be required to:*
  - a) Demonstrate that the proposed use will not alter the general character of the neighbourhood;*

- b) Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;*
- c) Obtain approval from the ALC, if the proposed use is on ALR land;*
- d) Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.*
- e) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;*
- f) Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;*
- g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;*
- h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;*
- i) Limit the number of pets on site at anytime;*
- j) Restrict signage;*
- k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;*
- l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;*
- m) Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.*

**Electoral Area E Official Community Plan Bylaw No. 840**

Section 4.1.2.13 of Bylaw No. 840 states:

*13. Vacation Rentals involve the use of dwelling units for temporary accommodation in residential areas on a commercial basis and are regulated either by a temporary use permit or through the Zoning Bylaw. Vacation Rentals may be considered in the following designations: Rural Resource (RSC), Medium Holdings (MH) Agriculture (AG), and Residential (RR, MD, and VC). In areas not zoned for vacation rentals, it is recommended that they first be considered on a three-year trial basis by the use of a Temporary Use Permit prior to applying to rezone. Vacation Rentals shall:*

- a. Not create an unacceptable level of negative impact on surrounding residential uses;*
- b. Comply with all applicable regulations of the Agricultural Land Commission (ALC) when located within the ALR;*

- c. *Be subject to provincial servicing requirements; and,*
- d. *Be subject to all Ministry of Transportation and Infrastructure permit requirements.*