
CSRD TEMPORARY USE PERMITS FOR SHORT-TERM RENTALS

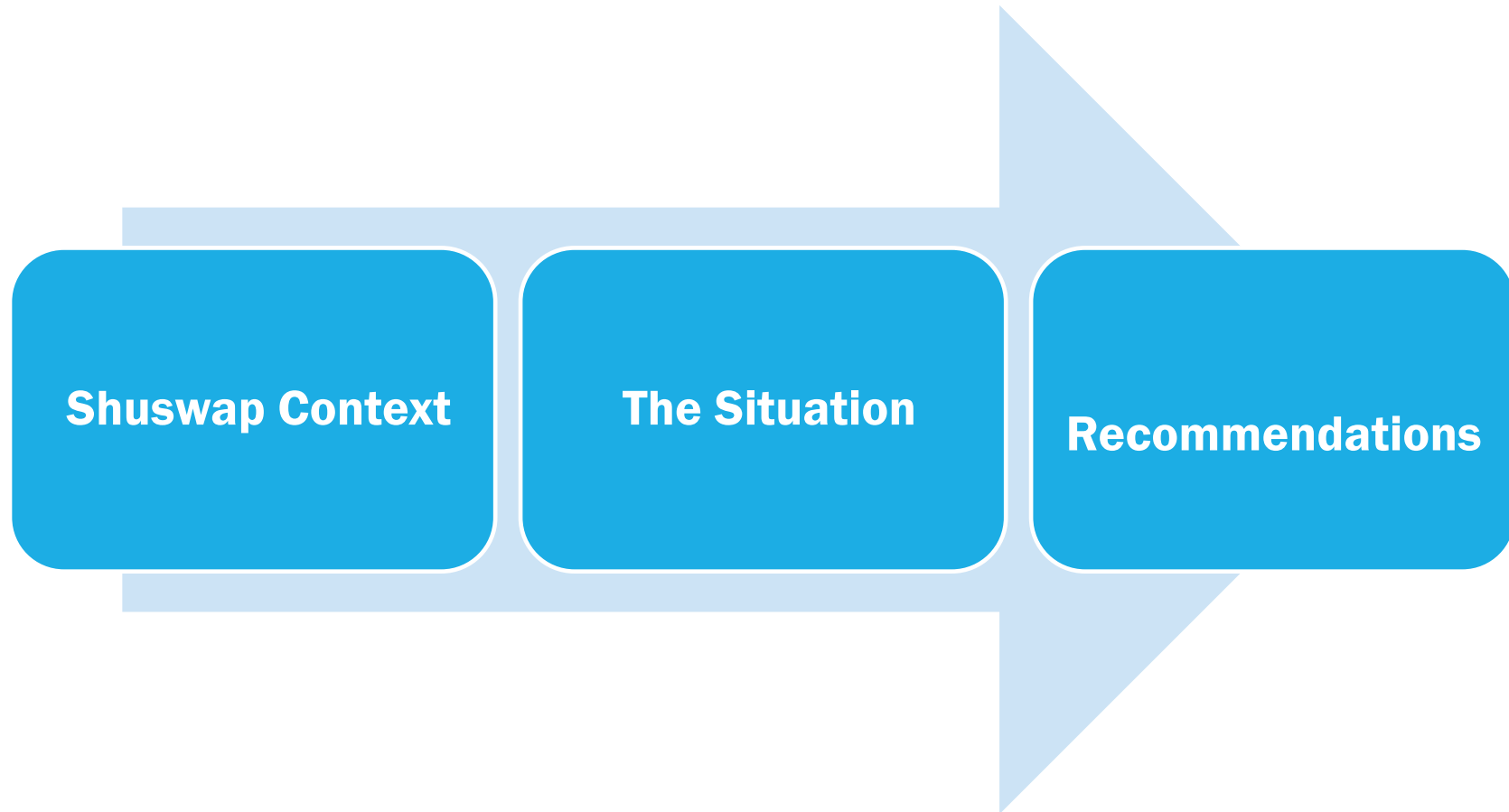
SHORT-TERM RENTAL DELEGATION

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OUTLINE



THE SHUSWAP CONTEXT - SHUSWAP ECONOMIC DEVELOPMENT SOCIETY STATES:

- “The Shuswap Economic Development area has three primary industries – trades, manufacturing, and accommodations and food services – employing roughly one-third of the area’s work force of over 25,000 employees. ***Tourism related industry, as well as health services, represent a large portion of the local economy.*** The area’s transportation and warehousing industry is also strong.”



THE SHUSWAP CONTEXT – STR OVERVIEW

- **Temporary Accommodations** in the Shuswap are not a new phenomenon – rented “Cabins” have been made available for many years
- 1,500 STR are estimated to be in the CSRD
- Local Businesses rely on tourists and vacationers and by extension on STR’s
- If vacationers cannot find accommodation – they will not come
- STRs are crucial for the local economy and for local businesses to thrive

SHUSWAP CONTEXT - WHO OWNS STRs?

Principal Owners

- Integrated Members of the Community
- Live in primary residence, easier to enforce house rules
- Looking for flexibility of space (space can be used for family & friends)
- Using STR as a secondary source of income

Recreation Owners

- Live outside of Shuswap most of the year
- Moderate connections to the area as it is home for a few months
- Using STR as a secondary source of income

Business Owners

- May or may not live in the community
- Typically do not live in STR units
- Using STR as either primary or secondary source of income

A One-Size-Fits-All approach to Short-Term-Rentals does not Account for Differences



THE SITUATION– UPDATED ZONING

- In Summer 2024 Bylaw 701 was updated to:
 - Updated all usages of Cottage to Secondary Dwelling Unit
 - Added definition of Secondary Dwelling Unit, Vacation Rental, and Kitchen
 - Changed definition of Dwelling Unit to include the new definition of Kitchen
 - Added the Secondary Dwelling Unit Requirements
- As a result, most Short-Term Rentals in South Shuswap do not meet the new zoning regulations.
- New SDU and STR TUP Requirements are restrictive, costly, and will have a negative impact on the South Shuswap

THE SITUATION: BED AND BREAKFAST VERSUS A SHORT-TERM RENTAL

- Updated Zoning Bylaw 701 now defines:
 - **Bed and Breakfast** as “...means tourist accommodation which is incidental and subordinate to a single detached dwelling intended primarily for the accommodation of the traveling public, and may include limited food service to the guests.”
 - **Vacation Rental** as “...use of a residential dwelling unit for temporary accommodation on a commercial basis. Vacation rental does not include meeting rooms, eating and drinking establishment, concierge, or retail sales
 - As per the Planning Department the deciding factor is the presence of a stove or permanent cooktop.
 - Zoning Bylaw No. 701 - Majority of zone definitions include “Bed and Breakfast” as a permitted use, however, Vacation Rentals need to be classified as a SDU and then apply for a TUP.

THE SITUATION: BED AND BREAKFAST VERSUS A SHORT-TERM RENTAL

- Policy P- 28 defines:
 - **Short-Term Rental** as “...means the use of a dwelling unit for the temporary commercial accommodation of paying guests for a period of less than 28 consecutive days. This use does not include bed and breakfast. In some CSRD bylaws, STR’s are referred to as vacation rental operations.”
- Province of BC Short-Term Rental Accommodations Act defines:
 - **Short-Term Rental Accommodation Service** as “...the service of accommodation in the property of a property host, in exchange for a fee, that is provided to members of the public for a period of time of less than 90 consecutive days or another prescribed period, if any, but does not include a prescribed accommodation service.”
 - *“B.C. is facing a housing crisis, with a shortage of all forms of attainable housing, including long-term rentals. The rise of the short-term rental of **entire homes** is taking away much needed homes for British Columbians, making it more challenging to find affordable long-term places to live.”*

THE SITUATION - SHORT-TERM RENTAL ACCOMMODATIONS ACT (MARCH 18, 2025)

- 14 (1) Subject to the regulations, if short-term rental accommodation services are provided outside the exempt land in respect of a short-term rental offer, the short-term rental accommodation services must not be provided except in one or both of the following:
 - (a) in the property host's principal residence;
 - (b) in not more than one secondary suite or other accessory dwelling unit that is in a prescribed location in relation to the property host's principal residence.



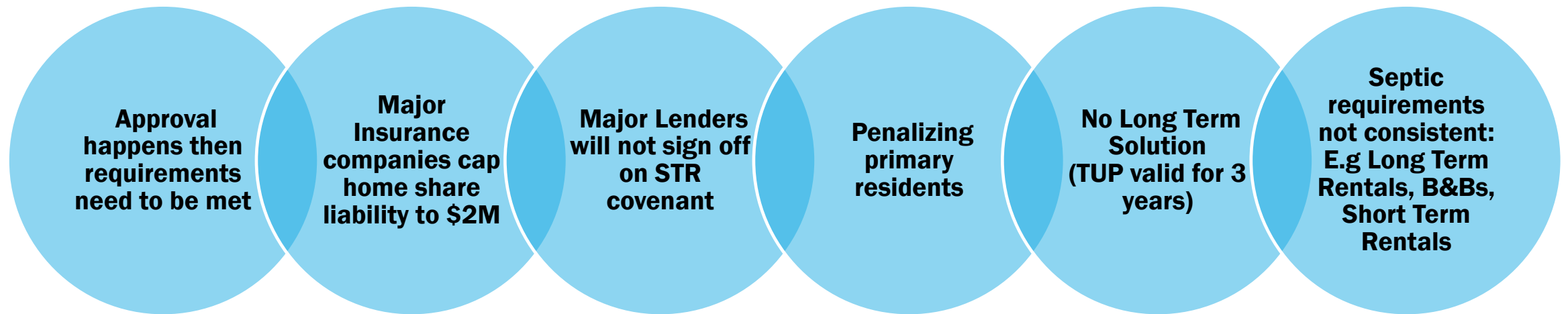
THE SITUATION - HOUSING NEEDS ASSESSMENT

- CSRD Interim Housing Needs Assessment (January 2025) shows Electoral Area C 20-year projections:
 - Long-term Rental - 3.5-units
 - New Housing Unit - 782-units

THE SITUATION- BYLAW 701 REQUIREMENTS

Requirement	Cost	Primary Resident	Business Owner / Recreational Owner
Registered Onsite Wastewater Practitioner Sewage / Septic Inspection	\$1,000	✓	
BC Land Surveyor prepare Reference Plan for backup septic field	\$3,500	✓	
Covenant 1 - Protect the identified backup area	\$2,500	✓	
TUP Application	\$1,150	✓	✓
\$3M in Liability Coverage	\$500	✓	✓
Notice of Application Sign	\$500	✓	✓
Covenant 2 - indemnifies the CSRD for STR related issues	\$2,500	✓	✓
Total Cost		\$11,650	\$4,650
Average STR Gross Profit		\$15,000	\$15,000+

THE SITUATION- BYLAW 701 UNINTENDED CONSEQUENCES





EXPECTED SHORT-TERM RENTAL HOST RESPONSE

- Many Short-Term Rental hosts will discontinue their operations
- Most who discontinue STR operations will not convert to Long-Term Rentals
- If positioned to shut-down operations, most STRs in principal residences will not convert to long-term rentals.

CONCLUSION

**Immaterial LTR
needed in 20 years**

**Penalizing active
members of the
community**

**SDU & TUP criteria
costly, restrictive,
& unintended
consequences**

**STRs will shut
down & not
transition into LTR**


**Without STR
tourism will
decrease**

**TUP process labour
intensive for
Planning
Department**



RECOMMENDATIONS

- Focus on growing need for housing units as described in the Interim Housing Needs Assessment report.
- Align with Province of BC Legislation for Principal Residences by updating Zoning Bylaw 701 to allow both Bed and Breakfasts and STR without differentiating based on the presence or absence of a stove.
- As the Board voted down TUP requirements in October 2024, remove TUP requirements for STRs.
- Revise and Align Zoning Bylaws to provide for STR Business Operators. Allow existing Business Operators to pay for STR permits instead of needing a TUP.
- Through consultation, recognize Recreational Property Owners have unique needs and respond to those needs.
- If TUPs are found to be necessary for STRs in non-principal residences, re-evaluate the criteria, cost and requirements.



CSRD REQUIREMENT FOR TEMPORARY USE PERMITS FOR SHORT-TERM RENTALS

SHORT-TERM RENTAL DELEGATION

Thank you for your time and consideration