

## Electoral Area 'B' Zoning Bylaw No. 851

### 3.14 Bed and Breakfast

- (1) A *bed and breakfast* must comply with the following regulations:
  - (a) there may be a maximum of one (1) *bed and breakfast* on a *parcel*;
  - (b) a *bed and breakfast* shall not be operated in conjunction with a *vacation rental*;
  - (c) a maximum of three (3) bedrooms in a *single family dwelling* may be used for a *bed and breakfast* and no more than six (6) guests are permitted in a *bed and breakfast* at any one time;
  - (d) a *bed and breakfast* must be operated by a permanent resident of the *single family dwelling* with which it relates;
  - (e) a maximum of one (1) person who is not a resident of the *single family dwelling* may be on the *parcel* at any one time to assist a resident in the operation of a *bed and breakfast*;
  - (f) a *bed and breakfast* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
  - (g) meet all provincial and Interior Health requirements regarding water and sewer servicing; and
  - (h) total signage (excluding framing) used for the purpose of advertising the *bed and breakfast* on each *parcel* shall not exceed 0.5 m<sup>2</sup> in area. *Signs* shall have a minimum setback of 1 m from *parcel* lines.

### 3.21 Vacation Rental

- (1) A *vacation rental* may be permitted in both the *single family dwelling* and the *secondary dwelling unit*. *Residential campsites, camping units, and park models* shall not be used for *vacation rental* unless otherwise permitted in this *Bylaw*;
- (2) Where a *vacation rental* is permitted, a maximum of five (5) bedrooms per *parcel* may be used for a *vacation rental* and no more than ten (10) guests are permitted in a *vacation rental* at any one time;
- (3) A *vacation rental* located in a detached *secondary dwelling unit* is only permitted on a *parcel* 2 ha in size or larger;
- (4) A *vacation rental* shall not be operated in conjunction with a *bed and breakfast*;
- (5) A *vacation rental* shall not include ancillary uses typical of a *hotel, motel, lodge* or *inn*. These *uses* include, but are not limited to: meeting rooms, *restaurant, concierge, and retail sales*;
- (6) A *vacation rental* shall not produce a nuisance for surrounding residents, including but not limited to noise, light or traffic that is disruptive to surrounding residents quiet and enjoyment of their property;
- (7) A *vacation rental* must not alter the residential character of the *dwelling unit* or property in which it is operated;

- (8) One (1) on-site *parking space* shall be provided for each bedroom used for *vacation rental*;
- (9) Total signage (excluding framing) used for the purpose of advertising the *vacation rental* on each *parcel* shall not exceed 0.5 m<sup>2</sup> in area and 2 m in height if free standing. *Signs* shall have a minimum setback of 1 m from *parcel* lines; and
- (10) A *vacation rental* must be sited in accordance with setback regulations and meet all provincial and Interior Health requirements regarding water and sewer servicing.

## Section 5.5

### SH - Small Holdings

#### Principal Uses

The uses stated in this subsection and no others are permitted in the Small Holdings zone as principal uses, except as stated in Part 3: General Regulations:

- agriculture
- day care
- horticulture
- single family dwelling
- standalone residential campsite
- timber harvesting

#### Secondary Uses

The uses stated in this subsection and no others are permitted in the Small Holdings zone as secondary uses, except as stated in Part 3: General Regulations:

- accessory use
- bed and breakfast
- home occupation
- small-scale sawmill
- residential campsite
- secondary dwelling unit

Minimum parcel size created by subdivision: 4 ha

Maximum parcel coverage: 25%

Maximum number of single family dwellings per parcel (subject to Section 3.15 of this bylaw):  
1

Maximum number of secondary dwelling units per parcel (subject to Section 3.15 of this bylaw): 1

Maximum gross floor area of secondary dwelling unit: less than 60% of the floor area of the principal dwelling unit

#### Definitions:

Bed and Breakfast is the use of not more than three (3) bedrooms within a principal single family dwelling to provide temporary accommodation to the traveling public, and includes food service to guests.

Dwelling unit is the use of one or more habitable rooms in a building that constitute a single self-contained unit with a separate entrance, and used together for living and sleeping purposes for not more than one family, and containing a bathroom with a toilet, wash basin, and a bath or shower and only one room which due to its design, plumbing, equipment and furnishings may be used primarily as a kitchen. Dwelling unit does not include camping unit, park model, tourist cabin, or sleeping unit in a hotel, lodge or motel;

Guest accommodation is the use of a secondary dwelling unit on the same parcel as a single family dwelling or two-family dwelling, for temporary free accommodation on a non-commercial basis by guests of the permanent residents living on that same parcel.

Secondary dwelling unit means one or more rooms located within a single family dwelling or in an accessory building (where permitted by this bylaw) for either guest accommodation or long-term/seasonal rental accommodation. A secondary dwelling unit has direct access to outside without passing through any part of the principal dwelling unit and may have its own separate cooking, sleeping and bathing facilities.

Single family dwelling is the use of land, structures and one detached building used exclusively for one dwelling unit, except where additional uses are specifically permitted in this Bylaw as a part of a single family dwelling.

Temporary means less than four (4) consecutive weeks.

Vacation Rental is the use of a residential dwelling unit or secondary dwelling unit for temporary accommodation on a commercial basis.

Required parking spaces and loading spaces:

Dwelling unit – two per dwelling unit

Vacation rental – one per sleeping unit