



**CITY OF
REVELSTOKE**

**DEVELOPMENT SERVICES
DEPARTMENT**

Short Term Rental

Council

July 27, 2021

Agenda



STAFF
RECOMMENDATION



JUNE 8 COUNCIL
RESOLUTIONS



PROPOSED
AMENDMENTS



NEXT STEPS



Staff Recommendation



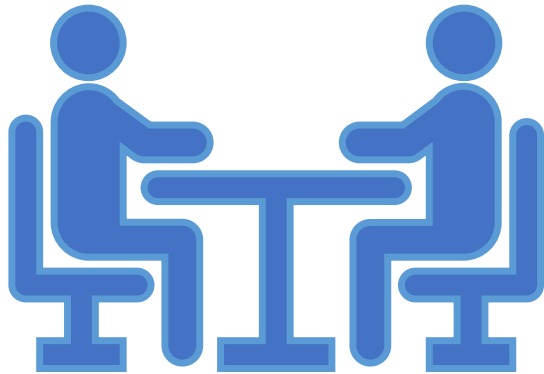
1. **THAT** Bylaw No. 2295 be read a First and Second time.
2. **THAT** a Public Hearing for Bylaw No. 2295 be scheduled in accordance with s.465 of the *Local Government Act*.





Council Direction

- **June 8, 2021 Council Resolutions:**



- **THAT** a policy to cap short-term rentals at 300 units City wide, excluding existing CD Zones, which includes RMR lands, be prepared.
- **THAT** short-term rentals be restricted to secondary suite units.
- Staff prepare amending Bylaws





Guiding Principles

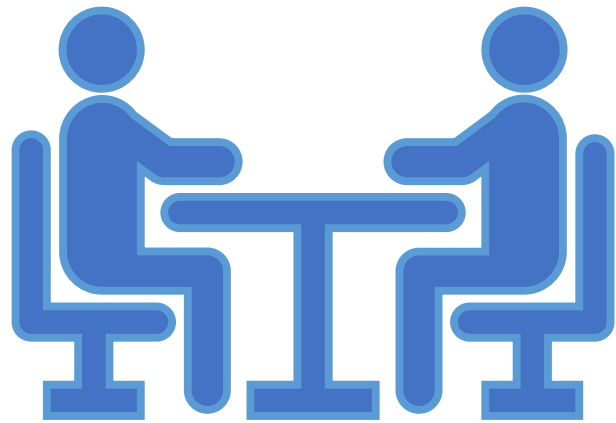
Guiding Principles were identified based on feedback from the community, stakeholders, and Council, which include:

1. Protect and meet the long-term rental needs of the community
2. Allow for a range of accommodation types that meet diverse visitor needs and support a quality visitor experience
3. Ensure short term rental accommodations are good neighbours
4. Ensure equity among accommodation providers

Throughout the engagement, these four themes have been dominant and staff have prepared regulations in line with these principles

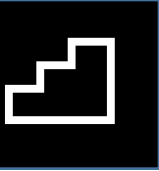


Proposed Amendments

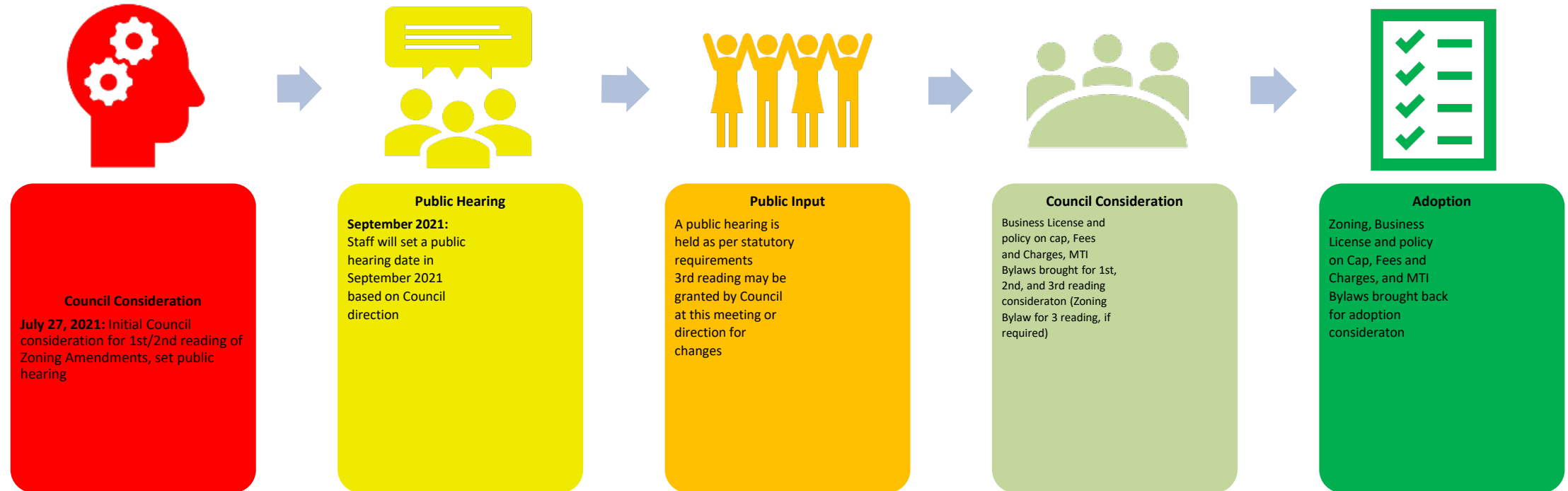


- In residential areas, STRs are only permitted on a lot that contains a single-family dwelling with a secondary suite
- In residential areas, STR must be located in the secondary suite as per the Council resolution passed on June 8, 2021
- In residential areas, STR must be operated by a permanent resident undertaking a residential use in the dwelling and they must be present when the STR use is occurring
- Only one STR is permitted per lot, and it is not permitted in conjunction with a Bed and Breakfast, Care Center, Group Home, or Boarding Room use
- A maximum of 3 bedrooms for 6 occupants may be used as a STR
- No signage is permitted and one parking stall per licensed bedroom is required
- Within commercial areas, single family dwellings used as a STR are not required to have a permanent resident operator undertaking a residential use onsite and are not restricted to a secondary suite, however must have 24/7 property management services.
- Definitions of STR, Residential Use, Commercial Use, Permanent Resident, and Temporary are added to the Zoning Bylaw.
- Commercial and residential zones are amended to permit STR as a use where they were not permitted.
- CD Zones and the 29 spot zoned vacation rentals remain exempt from these amendments.
- The 29 spot zoned vacation rentals are in the 300 cap.





NEXT STEPS IN APPROVAL PROCESS



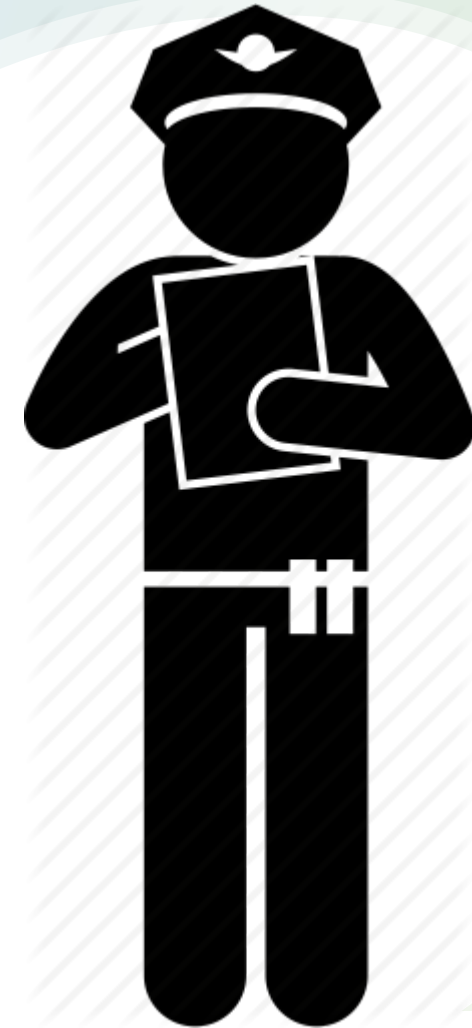


Enforcement

Following Third Reading of the Zoning Bylaw Amendments

The Three Required Procedural Bylaws will be brought forward for First Three Readings of amending Bylaws which are:

- Business License Bylaw including Policy on Cap
- Fees and Charges Bylaw –proposed fees based upon business case
- MTI Bylaw



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