Adding to Park 2.8 Short-Term Rental

Short-term rental use, where permitted in a dwelling within residential and rural residential zones, subject to the following conditions:

(1) Short-term rental is only permitted in a dwelling unit that is the Short-term rental operator's principal residence or an accessory dwelling unit that is located on the principal residence property.

(2) For the purposes of operating Short-term rental, a person cannot have more than one principal residence.

(3) The Short-term rental of part of an accessory dwelling unit is permitted year-round so long as the Short-term rental operator is living on the property during the guest stay, and is limited to no more than two accessory units at a time.

(4) The Short-term rental of a dwelling unit is permitted year-round so long as the Short-term rental operator is living in the unit during the guest stay, and is limited to no more than three bedrooms at a time.

(5) Short-term rental is not permitted in a recreational vehicle, motor vehicle, tent, boat or any other structure that is not a dwelling unit.

(6) The Short-term rental of more than two accessory units on a principal residence property, requires a valid Temporary Use Permit from the District of Sechelt.

(7) No external indication shall exist that a dwelling unit or portion thereof is used as Short-term residential rental, except for a single sign not exceeding 0.3 m2 in area.

(8) Parking must be provided as indicated in a submitted parking plan that is in accordance with Section 3 of this bylaw. One parking stall per bedroom used for short-term rental use is required.

(9) Short-term rental of a secondary residence is not permitted, without a valid Temporary Use Permit from the District of Sechelt.

(10) A valid District of Sechelt Business Licence is required for the conduct of any Short-term rental use.

Adding to Part 3.12 Parking Requirements for Short-Term Rental use

The parking requirements for short-term rental use are as follows:

(1) One parking space must be provided for:

a) each bedroom used as short-term rental, up to a maximum requirement of 3 spaces; and
b) the parking space required for short-term rental facility is in addition to parking spaces required for the use of single-detached or accessory dwellings not utilized for Short-term rental.

Adding to Part 4 Definitions:

"ACCESSORY DWELLING UNIT" means a dwelling unit that is subordinate to a primary dwelling unit or another principal use on the same lot, and includes, but is not limited to, basement suite, secondary suites, garage suite, lock-off suites, and garden suites.

"SHORT-TERM RENTAL" means the accessory use of a dwelling unit, or a portion of a dwelling unit, for the accommodation of paying guests, but is not a residential tenancy.

"SHORT-TERM RENTAL OPERATOR" means an individual who rents out, or offers for rent, their principal residence for short-term rental accommodation or otherwise carries on the business of providing short-term residential rental accommodation and is listed as the operator on a valid District of Sechelt business license for Short-term rental of a residential dwelling.

"SHORT TERM RENTAL SECONDARY RESIDENCE" means a dwelling unit that is not a short-term rental operator's principal residence. It is a vacation rental, investment property or occasional home.

"RESIDENTIAL TENANCY" means the use of an entire dwelling unit or portion thereof under a tenancy agreement that has a term of 30 days or more, and is subject to the *Residential Tenancy Act*.