

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: November 4, 2025
Meeting Type: Regular Council Meeting

Prepared by: Paul Gipps, Chief Administrative Officer
Department: Planning and Development

Title: Short Term Rental Compliance Information
Description: For Information

RECOMMENDATION

For Information.

EXECUTIVE SUMMARY

At the October 21, 2025, Regular Meeting, Council raised concerns regarding compliance and management for homes being used as Short-Term Rentals (STRs) and the potential impacts on neighbouring properties. Following this discussion, staff met to review the district's operational policies related to responding to complaints involving noise, parking, and disrespectful behaviour at properties with suites and/or Short-Term Rentals. The following clarifications are provided for Council's information.

A Short-Term Rental is defined as *"the rental of a principal residence, as demonstrated through claiming the annual Homeowner Grant for property tax purposes, for short-term vacation rentals."*

Under the Zoning Bylaw, Short-Term Rentals must meet the following conditions:

- The rental period must not exceed 30 consecutive days.
- A maximum of four sleeping units is permitted.
- The use cannot occur within an Accessory Suite.
- Adequate parking and on-site waste disposal must be provided.

The District's Nuisance Bylaw regulates noise that disturbs or tends to disturb the peace, rest, enjoyment, comfort, or convenience of the neighbourhood. This does not prohibit normal use of outdoor spaces such as decks or backyards; however, loud music, disrespectful language, or other disruptive behaviour that negatively impacts a neighbourhood's character is not permitted.

All Short-Term Rentals are required to obtain a valid business licence, which confirms compliance with District bylaws. The licence authorizes operation only in accordance with applicable regulations.

It is important to note that operating a Short-Term Rental is a permitted use within the District and reasonable activities associated with residential living are not considered infractions under District bylaws.

Compliance Process:

When a written complaint is received, staff will investigate the allegations. This may include contacting the complainant for clarification or additional evidence, as well as notifying the property owner or business licence holder if substantiated concerns are identified.

If a breach of regulations is confirmed, the owner or licence holder will be formally advised of the corrective action required and may be subject to fines or other compliance measures. A second substantiated complaint will result in further penalties, including fines, and may lead to a suspension of the business licence depending on the severity of

the non-compliance. Operating without a valid licence is a separate offence and may result in revocation and additional enforcement actions.

The district also has authority and ability to seek injunctive relief and pursue maximum penalties under applicable bylaws, with fines of up to \$5,000 or \$10,000, depending on the infraction.

Respectfully Submitted.

Paul Gipps, Chief Administrative Officer