



## STAFF REPORT

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**DATE:** September 13, 2023

**FILE:** 0540-04 Board

**TO:** Chair and Directors  
Regional District Board

**FROM:** Dave Leitch  
Chief Administrative Officer

**RE:** **SHORT-TERM VACATION RENTALS – ELECTORAL AREA C**

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### **PURPOSE**

To inform the Board of the legal status of short-term vacation rentals in Electoral Area C.

### **EXECUTIVE SUMMARY**

At the June 14, 2023 meeting of the SRD Board, the following resolution was passed requesting clarification of the legal status of short term rentals in Electoral Area C:

**Mawhinney/Vonesch: SRD 492/23**

**THAT a report on the legal status of short-term vacation rentals in Electoral Area C and avenues for managing their growth be prepared for further consideration.**

Land use in Electoral Area C is regulated through Bylaw #1213, being the Quadra Island Zoning Bylaw, 1990, and Bylaw #1460, being the Electoral Area 'J' — Desolation Sound Rural Land Use Bylaw, 1993. In both, Short-Term Rentals (STR's) are considered a commercial use and are only permitted in commercial zones where resort or other tourist accommodation is permitted. Conversely, boarding houses and Bed and Breakfast type accommodations operating out of an occupied private residence are permitted more broadly.

Staff is aware that STR's are prominent throughout residential zones in Electoral Area C however, as with all SRD bylaws, enforcement of compliance with the zoning bylaw is initiated once a written complaint has been received.

The management of short-term rentals, including its permissiveness and level of regulatory controls, will be contemplated as part of the Official Community Plan (OCP) and subsequent zoning bylaw review for Electoral Area C, commencing this fall.

### **RECOMMENDATION:**

THAT the report from the Chief Administrative Officer be received.

Respectfully:



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Dave Leitch  
Chief Administrative Officer

**Prepared by:** M. Starkey, Manager Planning and Parks