



Approval Date:	April 14, 2022	Policy Title: Short Term Rentals and Bed & Breakfasts
Next Review Date:	October 2023	
1. Amendment Date:		
2. Amendment Date:		
Department	Infrastructure and Planning	

Purpose:

To effectively manage the Short Term Rentals as well as Bed and Breakfasts within the City of Revelstoke. This policy is intended to:

- Guide the management of Short Term Rentals and Bed & Breakfasts to ensure that they operate as good neighbours, and that provisions for these uses do not hinder the City’s ability to create and manage opportunities that aim to meet demand for long-term rental accommodations.

Policy Directives:

Requests to Rezone for Short Term Rental:

1. Properties that hold the “Resort Fringe” land use designation may be considered for rezoning when completed in accordance with the provisions of Official Community Plan.
2. Applications to spot zone (comprehensive development zones or standard zones) to allow for Short Term Rentals within residential buildings will not be supported to ensure residential housing stock is preserved for permanent residents.
3. Applications previously in the queue to obtain spot zoning will be brought forward for Council consideration or receive a full refund for their application at their discretion. Proceeding to Council for consideration does not guarantee that the application will be approved.

Consideration for Expanding Areas Within City Limits to Permit Additional Short Term Rentals

4. The City’s Zoning Bylaw identifies zones in which Short Term Rental is a permitted use. Council does not support expansion of areas to permit new Short Term Rental for a period of 18 months from the date of adoption of this policy.
5. After 18 months from the date of adoption of this policy, staff will prepare a report for Council that includes the following:
 - (a) Total number of Short Term Rental business licenses issued
 - (b) Location of business licenses issued



- (c) Total number of enforcement related incidents and tickets issued City wide
- (d) Impact on character of neighbourhood, housing, and enforcement related incidents for properties located within the boundary as shown in Section 18 of Zoning Bylaw No. 2299, as amended from time to time
- (e) Recommendations for any changes to Short Term Rental regulations

Enforcement

6. The City will undertake both a proactive and reactive approach to enforcement to ensure concerns from the community are addressed.
 - (a) The primary method for reactive bylaw enforcement will be undertaken through existing resources at the City including use of the SeeClickFix system as well as email, phone, and walk-in complaints. Phone, email and walk-in complaints shall complete a complaint form.
 - (b) The primary method for proactive bylaw enforcement will be undertaken using software that tracks Short Term Rental activities, and cross references those findings with issued Business Licenses. Those that are found to be advertising without a valid business license will be subject to further enforcement as per clause 7, 8, and 9 of this policy.
7. Up until August 31, 2022, an education-based approach to enforcement will be undertaken to allow illegal operators to come into compliance or to pursue an activity that is permitted on their property.
8. As of September 1, 2022, enforcement will be undertaken in a two-step process including:
 - (a) A formal written notice providing a specified period for which the operator must apply for a business license; and
 - (b) Should not business licenses be applied for within the specified time period outlined in the formal written notice, further enforcement measures will be undertaken which may include issuance of tickets.
9. If an owner is refused a business license for failing to demonstrate adherence to applicable bylaws and found to be advertising for a Short Term Rental or Bed and Breakfast use, then no formal written notice as specified in clause 8(a) shall be provided and immediate enforcement as specified in clause 8(b) shall be undertaken.



Corporate Officer