

# ZONING INFORMATION SHEET

## Short Term Rentals

If your property is zoned either:

- a) R-1 Single Detached Residential
- b) R-1I Detached Infill Residential
- c) R-1R Rural Detached Residential

Then you may be eligible to apply to rezone your property to a new short term rental subzone(GS) intended for homeowners (or long term renters) to be able to rent rooms or a secondary suite on a short term basis, but the principal use of the property shall remain a residential use.

### DEFINITIONS

**Short-Term Rental** means a Guest Home, Guest Suite, Guest Rooms, or part thereof wherein accommodation is offered for rent, or rented, to the travelling public on a temporary basis (30 days or less).

**Guest Room** means a habitable room used for Short-Term Rental and that does not contain cooking facilities.

**Guest Suite** means a Detached Secondary Suite Dwelling Unit or Secondary Suite Dwelling Unit used for Short-Term Rental.

**Permanent Resident** in respect of any dwelling or lot means a person who normally resides in a dwelling or on the lot, and for these purposes a person cannot normally reside at more than one location within the City of Rossland.

### ZONING REQUIREMENTS

1. The operators of the Guest Room or Guest Suite must be the permanent residents of the property and shall be engaged in the management of the Short-Term Rental.
2. Density limit for the above zone of one per block up to a maximum of 5% of total number of residential units in the City of Rossland.
3. If property owners do not obtain an appropriate business license or do not renew their appropriate business license the zoning will be revoked.
4. Parking must be off street and on the property containing the short term rental. The number of spaces is shown on the table below.

One Family Detached Dwelling with one(1) or more short term rental guest rooms	2 per DU, plus 1 space per guest room
Secondary Suite or Detached Secondary Suite used as a Short Term Rental Guest Suite	1 space per guest room

5. Not more than two (2) guests shall be accommodated per Guest Room, not more than four (4) guests shall be accommodated per Guest Suite, and not more than eight (8) guests shall be accommodated per property.

## **REZONING PROCESS: 6 – 12 weeks (depending upon number of new applications)**

- 1. Pre Application** - Prior to submitting an Amendment application, the applicant should first ensure that the application is submitted with proof of the zoning requirements for short term rentals on the previous page. In addition, the application should provide comments on the following OCP policies:
  - The density of Short Term Rentals in the vicinity of the property which is being proposed to be rezoned for this use;
  - The road network and parking issues that may exist or arise in the vicinity of the property which is being proposed to be rezoned for Guest Home use;
  - The presence of a suite does not detract from the quality of life of nearby residents and is not intrusive in the neighbourhood.
  - Proximity to commercial, recreational, public/institutional centres, or parks and major collectors.
  - Impact on affordable housing and long term rentals.
- 2. Application Submission** Application Fee \$350
- 3. Application Review and Referral**

The Amendment application is circulated to internal departments and external agencies as necessary and evaluated for compliance with bylaws, plans and policies. The applicant may be requested to submit additional information or revise the proposal as a result of the review.
- 4. First and Second Readings of Bylaw**

Staff forwards a bylaw and accompanying report for the application to Council for consideration of first and second readings and scheduling of a public hearing. Council considers the Amendment application and may provide first and second readings of the bylaw and proceed to a Public Hearing (as required). Alternatively, Council may refuse the application or request changes to the development proposal.
- 5. Public Hearing**

A Public Hearing will be held for the purpose of allowing the public to make representations on the amendment application. Notice of a Public Hearing will be delivered to adjacent property owners with 50 metres of the property in accordance with the Local Government Act.
- 6. Third Reading**

At its next regular meeting after the Public Hearing, Council may either give the bylaw third reading, request changes or reject the proposal.
- 10. Bylaw Adoption**

Once the applicant has adequately addressed all of the conditions identified at third reading (as necessary), Council will consider the adoption of the bylaw.