

SHORT TERM RENTALS IN THE REGIONAL DISTRICT OF EAST KOOTENAY



NEWSLETTER // MARCH 2022

The Regional District of East Kootenay is currently in the midst of a planning process that will determine best management options to address short term rentals (STRs) across the six RDEK Electoral Areas. As part of this process, the RDEK has been engaging with the public, short term rental operators, stakeholders and tourism agencies.

PLANNING PROCESS UPDATE

In June 2021, a newsletter and survey were advertised and mailed to residents. The STR survey received 1,493 responses. An analysis of the survey results will be presented to the RDEK Board in April 2022.

Staff worked with a consultant who provided the RDEK data regarding the number of short term rentals within the RDEK and the revenue generated.

Staff has consulted with representatives from property management companies, community associations, adjacent municipalities, Regional Districts throughout BC, AirBnB and the Provincial Government.

Staff has attended numerous webinars and peer to peer seminars to discuss the benefits and concerns related to short term rentals as well as the various approaches in regulating STRs.

WHAT IS A SHORT TERM RENTAL?

Short term rental refers to the accommodation of paying guests in an entire single family dwelling, room(s) within a single family dwelling, secondary suite, apartment or condo for less than 30 days.



THE RENTAL OF A RESIDENTIAL DWELLING UNIT
(either the entire dwelling or a room(s) within it)²



IN ANY HOUSING TYPE
(e.g. houses, secondary suites, carriage houses, garden suites, cabins, apartments and condos)



FOR A SHORT PERIOD OF TIME
(e.g. less than a month)



PRIMARILY UTILIZED BY VISITORS/TOURISTS



OFTEN WITHOUT ANY IN-PERSON INTERACTIONS



FACILITATED BY PLATFORMS
(e.g. Airbnb)

Source:

Source: Shannon Jamison, Eric Swanson. Regulating short term rentals: a toolkit for Canadian local governments. Generation Squeeze, 2020: https://www.gensqueeze.ca/str_toolkit_2020

PROPOSED TIMELINE

- Approval to Proceed**
 - Board Authorization - **April 2021**
- Public Consultation / Engagement**
 - 1st Newsletter - **June 2021**
 - Public Survey - **June – August 4, 2021**
 - Round Table Meetings - invited attendees - **June – August 2021**
 - Meeting with Municipalities - **August – September 2021**
- Reporting & Decision**
 - Compile information, determine options for STR regulations - **November 2021 – January 2022**
 - 2nd Newsletter - **March 2022** WE ARE HERE
 - Request for Decision to Board re: Next Steps - **April 2022**

NEXT STEPS

In April, staff will present a summary of the planning process and three options to regulate STRs to the RDEK Board. The RDEK Board of Directors will then direct staff on which option to proceed with and staff will move forward in that direction.

WHAT ARE THE OPTIONS?

1. Zoning

A zoning bylaw may regulate the use, location, size, and density of the land, building and other structures. If zoning was used to address STRs the size and location of the STR, number of bedrooms and guests, and parking requirements could be addressed.

2. Temporary Use Permits

Temporary Use Permits (TUPs) allow the Regional District to permit uses not otherwise allowed within their zoning bylaws. A TUP can specify conditions under which the proposed use can be carried on and can allow and regulate the construction of buildings or structures in respect of the use for which the permit is issued. A TUP requires approval from the Board. A TUP can be authorized for up to a three year period with the option to renew the TUP for an additional three years.

3. Business Licensing

Staff could apply to the Province for an Order in Council to allow the RDEK the authority to licence and regulate the carrying on of businesses within the RDEK. Business licences would address short term rental use as well as other commercial uses within the RDEK.

All three options will consist of additional staff time, public consultation and revision to existing bylaws or addition of new bylaws.

? FURTHER INFORMATION

For more information on the Short Term Rentals planning process, the options or survey results, please, visit the RDEK Engage Page at: <https://engage.rdek.bc.ca/rentals>

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