

**District of Squamish**  
**BYLAW NO. 2695, 2019**

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A bylaw to amend the District of Squamish  
Zoning Bylaw No. 2200, 2011

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**WHEREAS** the District of Squamish deems it necessary and appropriate to amend Zoning Bylaw No. 2200, 2011;

**NOW THEREFORE** the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Short-term Rentals) No. 2695, 2019".

2. Zoning Bylaw No. 2200, 2011, as amended, is further amended as follows:

(a) In the Definitions Section,

Delete the following definitions:

**ACCESSORY BOARDING** means an accessory use to a principal single unit dwelling, two unit dwelling, or townhouse use for the accommodation of persons other than members of the immediate principle residents. It is contained entirely within the dwelling unit and accommodates a maximum of 2 boarders, but does not include a bed and breakfast or a secondary suite.

**ACCOMMODATION UNIT** means a self-contained room within a hotel or motel containing facilities for living and sleeping and occupied or intended to be occupied by transient guests.

**BED AND BREAKFAST** means the use of a dwelling unit for temporary lodging of paying guests, limited to a maximum of two (2) bedrooms and common areas, including a dining room. A bed and breakfast use is not considered a home occupation use for the purpose of this Bylaw.

**LODGING AND ROOMING HOUSE** means a building in which more than two (2) sleeping units are rented to more than two (2) and not more than four (4) persons, and excludes the preparation of meals within the rental units, but does not include a bed and breakfast.

**HOSTEL** means a building in which sleeping units are provided and offered to the public for compensation and which is open to transient guests but does not

incorporate dwelling units nor an off-street parking area for guests, and may include a restaurant as an accessory use.

**HOTEL** means a building in which accommodation units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units, and may include accessory uses such as a restaurant, health club, liquor primary establishment, and retail stores to a maximum of 33% of gross floor area.

**MOTEL** means a building wherein accommodation units with or without private cooking facilities are provided, occupied or intended to be occupied primarily by transient motorists, with each accommodation unit being self-contained with its own bathroom and having its own parking space located on the lot, and may have a public dining room or café.

**SHORT-TERM RENTAL** means the use of a dwelling unit, or any portion of it, as a rental unit for a period of less than 30 days and includes vacation rentals and bed and breakfasts.

**SLEEPING UNIT** means one or more habitable rooms containing facilities for living and sleeping, occupied or intended to be occupied by boarders, but does not include facilities for cooking or eating.

**TOURIST ACCOMMODATION** means a building containing one or more habitable rooms or dwelling units used primarily for temporary lodging by visitors.

Add the following definitions in alphabetical order:

**ACCOMMODATION UNIT** means a self-contained room within a tourist accommodation building containing facilities for living and sleeping, intended to be occupied by transient guests, and is not a dwelling unit.

**BED AND BREAKFAST** means the use of a dwelling unit for temporary accommodation of paying guests. A bed and breakfast is considered a short-term rental accommodation use for the purpose of this Bylaw. A bed and breakfast use is not considered a home occupation use for the purpose of this Bylaw.

**HOSTEL** means a building in which sleeping units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units for guests, and may include a restaurant as an accessory use.

**HOTEL** means a building in which accommodation units are provided and offered to the public for compensation and which is open to transient guests but does not incorporate dwelling units, and may include accessory uses such as a restaurant, health club, liquor primary establishment, and retail store to a maximum of 33% of gross floor area.

**MOTEL** means a building wherein accommodation units with or without private cooking facilities are provided, occupied or intended to be occupied primarily by transient motorists, with each accommodation unit being self-contained with its

own bathroom and having its own parking space located on the lot, and may include a restaurant as an accessory use.

**PRINCIPAL RESIDENCE** means the dwelling unit where an individual lives for a minimum of five months in a calendar year and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, and vehicle registration. For the purpose of operating a short-term rental accommodation, a person cannot have more than one principal residence.

**SHORT-TERM RENTAL ACCOMMODATION** means an accessory use of a dwelling unit, or any portion of it, for temporary commercial accommodation by transient paying guests for a period of less than 30 days and includes vacation rentals and bed and breakfasts, but is not a home occupation and does not include tourist accommodation.

**SHORT-TERM RENTAL ACCOMMODATION MARKETING** means to advertise, market or offer for rent short-term rental accommodation, and includes placing or posting advertisements physically or online.

**SHORT-TERM RENTAL ACCOMMODATION OPERATOR** means a person who rents out, or offers for rent, their principal residence for short-term rental accommodation or otherwise carries on the business of providing short-term rental accommodation.

**TOURIST ACCOMMODATION** means the use of a building containing one or more accommodation unit(s) used for temporary accommodation by transient guests and includes but is not limited to hostel, hotel and motel, but does not include short-term rental accommodation.

**VACATION RENTAL** means the use of a dwelling unit for temporary accommodation of paying guests. A vacation rental is considered a short-term rental accommodation use for the purpose of this Bylaw.

(b) General Regulations

4.45 SHORT-TERM RENTAL ACCOMMODATION

The following requirements apply to any Short-term Rental Accommodation:

- (a) Short-term Rental Accommodation is only permitted in a dwelling unit that is a principal residence.
- (b) No person shall carry on business as a Short-term Rental Accommodation Operator unless the Short-term Rental Accommodation unit being provided is the Principal Residence of that

person.

- (c) No person shall do Short-term Rental Accommodation Marketing of a Short-term Rental Accommodation unit unless they hold a License as a Short-term Rental Accommodation Operator for that unit.
- (d) Short-term Rental Accommodation is not permitted in a secondary suite, accessory dwelling unit, multi-unit flex unit, caretaker dwelling, accessory residential unit, accessory building, recreational vehicle, motor vehicle, tent, boat or any other structure or shelter that is not a dwelling unit.
- (e) Short-term Rental Accommodation parking must be provided in accordance with the parking regulations of Section 41.
- (f) Short-term Rental Accommodation must comply with all applicable occupancy limits as set out in the District of Squamish Building Bylaw No. 1822, 2004 and the District of Squamish Fire Service No. 2314, 2014 as amended from time to time.
- (g) Subject to the provisions of section 4.45 of this bylaw, Short-term Rental Accommodation is permitted in all Comprehensive Development Zones (CD Zones) where residential dwelling uses are permitted.

- (c) Add Short-term Rental Accommodation as a permitted use as follows:

In the RS-1, RS-1A, RS-2, RS-3, RM-1, RM-2, RM-3, RM-4, RMH-1, RMH-2, RL-1, RL-2, UC-1, UH-1, C-1, C-4, C-10, MUD-1, and MUD-2 Zones, insert the following in correct alphabetical order, following as a conditional use:  
Short-term Rental Accommodation, subject to the provisions of section 4.45 of this bylaw.

Add Tourist Accommodation as a permitted use in the following zones:  
UC-1, C-1, C-3, C-4, C-9, MUD-2

- (d) Remove Accessory Boarding as a permitted use in the following zones:  
RS-1, RS-1A, RM-1, RM-2, RM-3, RM-4, RMH-2, RL-2  
Remove Bed And Breakfast as a permitted use in the following zones:  
RS-1, RS-1A, RS-2, RM-4, RMH-2, RL-1, RL-2, UH-1, MUD-2  
Remove Lodging and Rooming House as a permitted use in the following zones:  
RM-1, RM-2, RM-3  
Remove Hostel as a permitted use in the following zones:  
C-1, C-3, C-4, MUD-2  
Remove Hotel as a permitted use in the following zones:  
C-3, C-4, C-9

Remove Motel as a permitted use in the following zones:  
C-3, C-9

(e) Parking Regulations

Section 41.6 CALCULATION OF OFF-STREET PARKING REQUIREMENTS

In Table 2: Shared Parking Percentages by Peak Period, replace "Hotel" with "Tourist Accommodation".

Section 41.7 OFF-STREET PARKING REQUIREMENTS

In Table 3: Minimum Vehicle Parking Requirements

Under the Residential section:

Delete Bed and Breakfast row

Delete Accessory Boarding row

Add Short-term Rental Accommodation as follows:

Short-term Rental Accommodation in a single unit, two unit or cottage cluster dwelling unit	1 space for every 2 bedrooms used for Short-term Rental Accommodation, to a maximum of 3 spaces
Short-term Rental Accommodation in a triplex, fourplex, townhouse or apartment dwelling unit	No additional spaces required

Under the Commercial section:

Delete Hotel/Motel row

Replace Tourist Accommodation with the following:

Tourist Accommodation	1 space per accommodation unit
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(f) Severability

A decision by a court that any part of this Bylaw is illegal, void, or unenforceable severs that part from this Bylaw, and is not to affect the balance of the Bylaw.

**READ A FIRST TIME** this 16 day of June, 2020.


**READ A SECOND TIME** this 21 day of July, 2020.

Pursuant to the Local Government Act, **NOTICE WAS ADVERTISED ON** 17 day and 24 day of September, 2020.

**PUBLIC HEARING HELD** on this 29 day of September, 2020.

**READ A THIRD TIME** on this 20 day of October, 2020.

**ADOPTED** this 17 day of November, 2020.

  
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Karen Elliott, Mayor

  
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Robin Arthurs, Corporate Officer