



The Corporation of the City of Courtenay

Bylaw No. 3134

A bylaw to amend Zoning Bylaw No 2500, 2007

The Council of the Corporation of the City of Courtenay in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be cited for all purposes as **“Zoning - Amendment Bylaw No. 3134, 2025 (short-term rental accommodation)”**.

Amendments

1. That “Zoning Bylaw No. 2500, 2007” be amended as follows:

(a) **AMENDING DIVISION 3 INTERPRETATION Part 1 Definitions** by:

(i) **ADDING A NEW DEFINITION** after “*auction centre*”

“*bed and breakfast accommodation*” means the accessory use of a *residence* in which temporary overnight accommodation and the first meal of the day served in a common room is provided to tourists.

(ii) **ADDING A NEW DEFINITION** after “*principal use*”

“*principal residence*” means a *dwelling unit* in which an individual resides for a longer period of time than any other place in a calendar year.

(iii) **ADDING A NEW DEFINITION** after “*shopping centre*”

“*short-term rental accommodation*” means the rental of a *dwelling unit* or any portion of it for a period of less than 90 days. This use does not include *bed and breakfast accommodation*.

(b) **AMENDING DIVISION 6 GENERAL REGULATIONS** by:

(i) **DELETING Part 3 Home Occupation Section 6.3.12:**

6.3.12 Bed and breakfast accommodation may be allowed in any residential dwelling, subject to the following requirements:

(i) Not more than two bedrooms are used for transient accommodation.

(ii) Principal use of the building shall be for occupation by a single family.

(iii) That the family or a member of it shall be alone engaged in the operation of the transient accommodation business.

(iv) No meals shall be provided to the customers of the operation other than breakfast.

(v) No liquor shall be supplied to the customers.

(vi) At least one automobile space shall be provided on the same lot for each room available for transient accommodation, in addition to the parking requirements for the residence, but parking spaces may be behind other parking spaces on the same lot.

And

RENUMBERING Section 6.3.13 Medical Marihuana Production Facility is prohibited as a home occupation.

To

6.3.12 Medical Marihuana Production Facility is prohibited as a home occupation.

(ii) AMENDING Part 15 Bed and Breakfast Accommodation Section 6.15.1:

To add

(f) Any person intending to carry on a home occupation shall apply for an application for a business license pursuant to the regulations of the City of Courtenay Business Licence Bylaw.

(iii) ADDING Part 20 Short-term Rental Accommodation after Part 19 Secondary Suites and Accessory Dwelling Units

Part 20 Short-term Rental Accommodation

6.15.1. *Short-term rental accommodation* may be permitted within any *dwelling unit* subject to the following conditions:

- (a) The *short-term rental accommodation* may only be permitted within the following *dwelling unit* types: *single residential dwelling*, *accessory dwelling unit*, or *secondary suite* as part of a *single residential dwelling*;
- (b) No more than one *short-term rental accommodation* is permitted per parcel;
- (c) *Short-term rental accommodation* is not permitted in combination with *bed and breakfast accommodation* or *day care* use on the same parcel;
- (d) The maximum number of bedrooms for *short-term rental accommodation* use is three (3) and the owner of the parcel shall not allow more than six (6) guests to occupy the *dwelling unit* as part of the *short-term rental accommodation*;
- (e) Parking for the *short-term rental accommodation* must be provided in accordance with the parking and loading regulations of this bylaw;
- (f) The *short-term rental accommodation* shall only be operated by the owner of the parcel;

- (g) *Short-term rental accommodation* is not permitted unless the *principal residence* of the owner of the parcel is on the parcel;
- (h) No noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the *short-term rental accommodation*; and
- (i) The owner of the parcel must hold a valid Business Licence in accordance with the Business Licence Bylaw currently in effect.

(c) **AMENDING DIVISION 7 Schedule 7A Required Number of Off-Street Parking spaces by:**

(i) **ADDING A NEW SECTION** after *Single dwelling unit or duplex*:

A. Residential Use	<i>Short-term rental accommodation</i> – 1 dedicated space per short-term rental operation in addition to that required for the <i>principal residence</i> where a <i>principal residence</i> is being used as a <i>short-term rental accommodation</i> .
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3. That Zoning Bylaw No. 2500, 2007 is hereby ratified and confirmed in every other respect.
4. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.
5. That this Bylaw shall come into effect upon final adoption.

READ A FIRST TIME this 2nd day of April, 2025.

READ A SECOND TIME this 2nd day of April, 2025.

PUBLIC HEARING held this ____ day of [month], 2025 pursuant to Section 464 (1) of the *Local Government Act*.

READ A THIRD TIME this ____ day of [month], 2025.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this _____ day of _____, 2025

for Minister of Transportation & Infrastructure
BYLAW 3134

FINALLY PASSED AND ADOPTED this ____ day of [month], 2025.

Mayor

Corporate Officer

Certified a True Copy

Corporate Officer