

From: [Sylvia Mossey](#)
To: [PlanningAlias](#)
Subject: Zoning - Amendment Bylaw No. 3134, 2025
Date: Saturday, April 19, 2025 8:18:21 PM

I am in support of this amendment and am thankful that a limit of one per parcel was included.

What is needed as long-term rentals in the Comox Valley are more affordable small (bachelor, 1 and 2 bedroom) units. Unfortunately, with the principal residence requirement both in this bylaw and applied to the City of Courtenay by the Short-Term Rental Accommodation Act, these are precisely the units that are targeted to allow short-term rental usage and will be lost from the long-term rental market.

The one aspect of the amendment that I have an issue with is:

Allow maximum of three bedrooms to accommodate up to six guests per short-term rental.

I feel strongly that the number of guests should be specific to the number of bedrooms; and limited by the number of bedrooms in the dwelling. As written, a bachelor or 1 bedroom suite can be rented to 6 guests, which does not seem appropriate. On the other hand, if someone has a 4 or 5 bedroom house that otherwise adheres to the bylaw, I don't understand why they should be limited to 3 of the bedrooms and 6 guests.

If a 3 bedroom house is available to rent - why can't a family of 5 or 6 also bring grandma and grandpa along for a maximum of 8?

If a 4 bedroom house otherwise adheres to the bylaw, why can't grandparents rent it to stay together with their 2 children, their spouses and 2 -4 grandchildren to a maximum of 10?

I would prefer that the bylaw allow 2 guests as well as 2 guests per legal bedroom.

That would allow a bachelor suite to accommodate no more than 2 guests and a unit with legal bedrooms to, for example, accommodate 2 additional guests on a sofa bed or have 2 double beds in one of the bedrooms.

Thank you for your time. Sylvia