



Short Term Rental Regulations

Proposed New STR Business Regulations

Some of the key proposed regulations include:

- That the owner of an STR in a residential zone cannot be a corporation or a society.
- That marketing must include the business license number and number of approved bedrooms.
- Signage requirements.
- A requirement for a “responsible person” for the guest, neighbours, Town, and the RCMP to contact if there is an issue and a requirement of a two hour response time.
- A requirement to notify neighbours that B&B or STR is being operated and to provide the contact for the responsible person.
- All STR units must be inspected to ensure life safety requirements, such as smoke detectors, egress windows and fire extinguishers, are present and operational.
- Building code compliance and facilitate periodic inspections.
- Keeping of a registry of guest and maintenance staff.
- Ensure all required onsite parking stalls are clear of any debris, unlicensed vehicles or snow by 10 am each day and available for active use by the residents of the dwelling unit on the property and occupants of the short term rental.



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Proposed New STR Business Regulations: Licence Fees

Fees have been set based on cost recovery of a licensing regime, responsiveness of the “responsible person,” inspection requirements, recovering third party online monitoring costs, and reflective of other licence rates. Currently B&B operators pay \$70 like most businesses in Town. An 80 unit motel/hotel pays \$240 (\$70 plus \$3 a room). In order to further level the playing field fees are proposed at:

(a) The Bed and Breakfast Licence: the rental of up to three sleeping units in the operator’s permanent residence:

- 1 sleeping unit \$125
- 2 sleeping units \$175
- 3 sleeping units \$225

(b) Short Term Rental Licence - Accessory Use(residential): where the short-term rental use is an Accessory Use and is offered in a residential zone in a building which includes the operator’s permanent residence and the operator is present during the occupancy of the unit:

- 1 bedroom \$175
- 2 bedrooms \$225
- 3 bedrooms \$275

(c) Short Term Rental Licence - Commercial Licence:

- 1 bedroom \$200
- 2 bedrooms \$250
- 3 bedrooms \$300