



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: July 24, 2023
<input type="checkbox"/> Other:	Date: _____


Dept.
Manager


GM/
Director


CAO

The District of North Vancouver REPORT TO COUNCIL

July 5, 2023
File: 13.6440.20/000.000

AUTHOR: Ryan Gilmore, Community Planner

SUBJECT: Short-Term Rentals Regulatory Framework

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1428 (Bylaw 8631)" is given FIRST Reading;

AND THAT "Business Licence Bylaw 4567, 1974, Amendment Bylaw 8632, 2023 (Amendment 52)" is given FIRST Reading;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8633, 2023 (Amendment 87)" is given FIRST Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8634, 2023 (Amendment 72)" is given FIRST Reading;

AND THAT Bylaw 8631 is referred to a Public Hearing;

AND THAT Bylaw 8632 is referred to a Public Input Opportunity.

REASON FOR REPORT:

The purpose of this report is to seek Council approval of a proposed regulatory framework and enforcement approach for short-term rentals and to initiate the necessary bylaw amendments.

SUMMARY:

Short-term rentals can provide community benefits, such as additional income for residents, more flexible accommodation options for visitors, and support for the local tourism economy. However, they can also have negative impacts on neighbourhoods, including reducing the availability of long-term rental housing and creating nuisance issues such as noise and parking.

By regulating short-term rentals, the District would have stronger tools to protect long-term rental housing, manage nuisance issues, and generate business licence revenue to support proactive enforcement activities. Additionally, once a regulatory framework is in place, the District will work together with Vancouver's North Shore Tourism Association to reallocate a portion of Municipal and Regional District Tax (MRDT) revenue from short-term rentals and direct it towards affordable housing initiatives in the District.

This report proposes a regulatory framework, enforcement approach, and draft bylaws based on Council input and public engagement. Amendments are proposed to the Zoning Bylaw, Business Licence Bylaw, Fees and Charges Bylaw, and the Bylaw Notice Enforcement Bylaw.

BACKGROUND:

Short-term rentals (STR) have been operating in the District for many years, despite being prohibited. While STRs can provide flexible income options for residents and alternative accommodation to visitors, there may be negative impacts associated with short-term rentals, including the potential loss of long-term rental housing and nuisances such as noise and parking. The number of STR listings in the District has fluctuated over time. As of May 6, 2023, the number of unique listings in the District was 832. Regulating short-term rentals can help protect long-term rental housing, provide tools to manage nuisance issues, and generate business license revenue to support enforcement efforts, and support the District's affordable housing initiatives.

In 2017, Council first considered the impact of short-term rentals in the District and directed that a regulatory approach be prepared. **Table 1**, below, provides a summary of Council and public engagement on short-term rentals to-date.

Table 1: Summary of Previous Council and Public Engagement on Short-term Rentals

Date	Description
November 28, 2017	Council Workshop ¹ on the impact of short-term rentals and regulatory options
June 11, 2018	Report to Regular Council ² on a draft regulatory framework and bylaws
June – August 2018	Public engagement ³ on the draft regulatory framework (online survey and three pop-up events)
November 25, 2019	Council Workshop ⁴ on engagement findings and three revised options. Committee directed staff to engage with Rental, Social and Affordable Housing Task Force (RSAHTF)
October 8, 2020	Presentation to RSAHTF on the proposed regulatory approach
April 11, 2022	Council Workshop ⁵ on housing options for single family neighbourhoods, including regulatory options for short-term rentals
May 9, 2022	At the Regular Meeting of Council on May 9, 2022 ⁶ Council directed staff to proceed with public engagement on options for regulating short-term rentals
May 30-June 19, 2022	Public engagement ⁷ on short-term rentals focused on questions related to the housing types in which they should be permitted
April 17, 2023 and May 8, 2023	Council Workshops ⁸ on engagement findings and regulatory framework and enforcement approach options

¹ <https://app.dnv.org/OpenDocument/Default.aspx?docNum=3407439>

² <https://app.dnv.org/OpenDocument/Default.aspx?docNum=3596748>

³ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=4157175>

⁴ <https://app.dnv.org/OpenDocument/Default.aspx?docNum=4157166>

⁵ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=5594305>

⁶ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=5652151>

⁷ <https://www.dnv.org/sites/default/files/edocs/SF-housing-options-report-202211.pdf>

⁸ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=5978517>

At the April 17 2023, and May 8, 2023 Council Workshops, staff outlined options for allowing short-term rentals in different housing types as well as options for licence caps for Council's consideration.

The four options presented for allowing short-term rentals in different housing types were:

- Option A: All housing types;
- Option B: Single family and multi-family, but excluding suites and coach houses;
- Option C: Single family only, excluding multi-family, suites, and coach houses; and
- Option D: Status quo, do not regulate.

The majority of Council expressed support for *allowing short-term rentals in all housing types (Option A)*. This approach is bolstered by the principal residence requirement, which would help ensure that short-term rental licences are only granted to residents (owners or tenants) who occupy the dwelling unit as their principal residence.

The four options presented for licence caps were:

- Option A: Night caps – maximum number of nights per month or year;
- Option B: Licence caps – limited number of total licences or licences per area;
- Option C: Seasonal or time-limited licences – maximum number of weeks or months; and
- Option D: No caps.

A majority of Council expressed support for *no licence caps (Option D)*. This option has the advantage of being easier to implement and enforce, and to communicate to residents. Staff have prepared recommendations for a regulatory framework and enforcement approach, and draft bylaws based on the public engagement and Council's input at the workshops.

EXISTING POLICY:

Short-term rentals are currently not a permitted use under the Zoning Bylaw.

ANALYSIS:

The proposed regulatory and enforcement framework for short-term rentals includes the following:

- Short-term rentals to be permitted in all housing types (e.g., single family, multi-family, suites and coach houses);
- Short-term rentals to be permitted in principal residence dwelling units only;
- A valid business licence to be required;
- Owners, or tenants with owner's permission, may apply for a business licence;
- Business licences to allow for a maximum of six patrons per short-term rental;
- One off-street parking space to be required for a short-term rental unit;
- Short-term rentals to be required to adhere to safety standards; and
- Proactive enforcement, including new fines to be established to aid enforcement.

Each of these elements is discussed in more detail below. A summary of the proposed bylaw amendments is included in **Table 2** and the draft bylaws are included as **Attachments 1-4**.

Eligible Housing Types

Staff are recommending short-term rentals be allowed in all housing types, including single family and multi-family homes, secondary suites, and coach houses. Short-term rentals will not be permitted in dwelling units that contain non-market housing, such as supportive, social, and affordable housing. Additionally, short-term rentals will not be permitted in a dwelling unit that is primarily used for a caretaker. This approach to regulating short-term rentals enables equal opportunities for residents (owners and renters) of most housing types to obtain short-term rental licences.

Principal residence requirement

A key priority of Council and of the proposed short-term rental regulatory framework is protecting and maintaining long-term rental housing availability. A principal residence requirement is a strong tool that can decrease current and future housing loss to short-term rental activity.

Under the proposed framework, a business licence would only be approved for a resident's principal residence. An individual can have only one principal residence. This requirement would significantly reduce the number of dwelling units that are used exclusively for short-term rentals. A principal residence is proposed to be defined as follows:

“Principal Residence” means the usual place where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and uses the address on documentation related to billing, identification, taxation and insurance purposes.

Staff also propose amendments to add a new definition for “Short-Term Rental” and update the definition of “Bed and Breakfast” to more clearly distinguish between these two uses.

Business licence requirement

Under the proposed regulatory framework, staff propose requiring operators of short-term rental units to obtain an annual business licence. Business licences are the most common tool used by municipalities regulating short-term rentals. Through the licencing process, compliance with the regulatory framework can be confirmed – principal residency, owner and strata permissions, parking requirements, and safety standards. Operators would be required to post the business licence number on all online advertisements. Short-term rental listings would be reviewed against the database of business licences and those without valid licences would be subject to investigation and enforcement.

Short-term rental business licence fees would help offset the cost of implementing the regulatory framework (e.g., licencing, enforcement, and communications). Operators would be required to reapply for their business licence annually, which provides an opportunity each year to confirm conditions, including principal residency. Business licences can be suspended or cancelled if the business is not operated in accordance with applicable law.

Owner and strata permission

Staff are proposing that owners and renters of all housing types be eligible to apply for a short-term rental business licence. Renters of all housing types would be required to provide a signed owner's consent form with their business licence application. All residents (owner or renter) of multi-family strata units would be required to submit a signed strata council consent form with their business licence application to confirm there are no bylaws prohibiting short-term rentals.

Maximum patrons

There are two primary reasons to include a guest limit in short-term rentals:

- To reduce potential noise complaints from neighbours by restricting how many people can be allowed within the short-term rental unit; and
- To protect the health and safety of guests (i.e., avoiding overcrowding).

Staff are proposing a maximum guest limit of six patrons, which is consistent with the maximum patron limit for Class 1 bed and breakfasts. This regulatory tool is simple to administer and can be enforced on a complaint basis. copy

Parking for short-term rentals

Short-term rental units would be required to provide off-street parking to accommodate guests to help alleviate potential conflicts over limited on-street parking. As part of the business licence application process, a parking plan would be required that demonstrates where parking for short-term rentals would be provided.

Emergency contacts and safety standards

Regulations related to safety standards are meant to protect the health and well-being of guests by ensuring short-term rentals occur in safe and habitable dwelling units.

For simplicity and consistency, staff are proposing amendments to the Business License Bylaw to introduce health and safety standards for both short-term rentals and bed and breakfasts. These requirements would include:

- provide an emergency contact name and phone number to all guests;
- post a fire safety plan by all entrances and exits to the rental premises;
- have smoke alarms on each floor and in each bedroom of the rental premises;
- have a fire extinguisher on each floor of a rental premises;
- have a carbon monoxide detector on each floor of rental premises that contain a gas appliance;
- maintain all smoke alarms, fire extinguishers and carbon monoxide detectors in good working order, inspect and test annually and keep a written record of such inspections and tests; and
- produce inspection, testing and maintenance records to the Inspector upon request.

Proactive enforcement approach

By adopting a regulatory framework, it would be necessary to shift to more proactive enforcement. This would involve actively identifying listings that do not have valid business licences and seeking operators' compliance with the regulatory framework.

This proactive enforcement would be supported in several ways, including creating new fines, adding staffing resources, leveraging external expertise and technology to identify listings and their addresses, and by future Provincial enforcement tools (discussed briefly below).

New fines

Staff are proposing amendments to the Zoning Bylaw, Business Licence Bylaw, Bylaw Notice Enforcement Bylaw, and Fees and Charges Bylaw that would introduce new fines specifically for short-term rentals. Examples of the contraventions for which fines would apply include:

- Operating a short-term rental not in principal residence;
- Operating a short-term rental without business licence, offering a short-term rental without a business licence, and failure to include business licence number in promotion of short-term rental;
- Operating a short-term rental with more than 6 patrons;
- Failure to provide off-street parking for short term rental;
- Failure to provide emergency contact for rental premises; and
- Failure to adhere to health and fire safety requirements as specified for short-term rentals.

Additional staffing

To effectively enforce the new regulations, additional staffing would be required to support the increased volume of business license applications annually, to monitor online listings for compliance with regulations, to bring operators of short-term rentals into compliance with regulations, and to enforce regulations when voluntary compliance cannot be achieved. It is anticipated that business licence fees and fines will provide the resources necessary to implement the program.

External expertise and technology

Many municipalities engage third party monitoring companies to web-scrape short-term rental data, identify addresses of short-term rental listings, and to confirm whether listings match the municipality's database of business licences. The additional costs associated with these third-party services would be offset by business licence fees.

Proposed Provincial regulations

The Province has signalled its intention to introduce legislation in the fall of 2023 to regulate short-term rentals. While staff do not yet have the details of the proposed legislation, the Province has confirmed that local governments will retain jurisdiction over regulating short-term rentals through zoning bylaws and business licencing. They have also indicated that the legislation will provide additional tools to support bylaw enforcement, such as access to short-term rental data from platforms and increased fines. In addition, the Province is looking

at mechanisms to hold platforms accountable, such as only publishing listings that are compliant with local bylaws and have valid business licences. In general, local governments with short-term rental bylaws, business licence regimes, and proactive enforcement of regulations will be well positioned to leverage the new tools.

Proposed Bylaw Amendments

The proposed regulatory framework requires amendments to four bylaws. A summary of the proposed amendments to each bylaw is provided in **Table 2** below, and **Attachments 1-4** include the proposed amendments.

Table 2: Summary of Proposed Bylaw Amendments

Bylaw	Proposed Amendments
Zoning Bylaw (Attachment 1)	<ul style="list-style-type: none">• Add new definitions for “short-term rental” and “principal residence”, and update the definition for “bed and breakfast”.• Allow short-term rentals in all zones where residential uses are permitted, except in non-market housing and caretaker units.• Allow short-term rentals in principal residences only.
Business Licence Bylaw (Attachment 2)	<ul style="list-style-type: none">• Require operators to obtain a business licence and display the licence number in all advertising.• Require emergency contact and safety equipment for B&Bs and short-term rentals.• Require renters to submit an owner consent form.• Require renters and owners of multi-family units to submit a strata consent form.• Require parking plans detailing the proposed parking arrangement for all housing types.
Fees and Charges Bylaw (Attachment 3)	<ul style="list-style-type: none">• Add a new business licence fee for short-term rentals of \$350 annually.
Bylaw Notice Enforcement Bylaw (Attachment 4)	<ul style="list-style-type: none">• Add new offences and fines for short-term rentals.

Cumulative impact of non-residential uses in residential areas

The accumulation of home-occupation activities, including short-term rentals, could potentially have an impact on residential uses, particularly in single family areas. The Zoning Bylaw currently limits the number of home occupations per premises to two, except where the premises contains a bed and breakfast, in which case only one home occupation is permitted. Staff propose to apply the same limits to short-term rentals.

Enforcement Implementation

Following the adoption of a regulatory framework, staff propose a grace period for implementation. In the first year (e.g. 2024), it is proposed that implementation would focus on communication and education about the new regulations. Where needed, staff would work with operators to achieve voluntary compliance. After approximately one year with the new short-term rental regulations in place (e.g. 2025), a more proactive enforcement approach would begin.

This approach to enforcement and implementation allows time for residents and current short-term rental operators to learn about the new regulations. After the first year of implementing, staff will report back to Council with a review of the new regulations and any recommendations for adjustments.

Municipal and Regional District Tax (MRDT)

The Municipal and Regional District Tax (MRDT) is a three percent tax applied to sales of all short-term accommodation (hotel and short-term rentals) provided in the District of North Vancouver. Since October 2018, Online Accommodation Providers (OAP), including platforms such as Airbnb and VRBO, have been required to collect and remit MRDT revenues on the short-term rental portion of the MRDT.

All MRDT tax, including revenue collected from Online Accommodation Providers, is paid directly to the Vancouver North Shore Tourism Association (VNSTA), which is the eligible entity recipient for the District of North Vancouver. The funds are currently used to support local tourism marketing, programs, and projects. In addition to supporting tourism, MRDT revenue from Online Accommodation Providers (OAP revenue) can also be used to support local affordable housing initiatives. To reallocate OAP revenue to housing initiatives, a formal application and Affordable Housing MRDT Plan must be submitted by the eligible entity recipient by November 30 for the tax change to be implemented in the following year. Once a regulatory framework is in place, the District will work together with Vancouver's North Shore Tourism Association (VNSTA) to reallocate the District's portion of OAP revenue and direct it towards affordable housing initiatives in the District.

Timing/Approval Process:

If Bylaw 8631 receives First Reading and is referred to a Public Hearing, a Public Hearing will be scheduled, and notification provided in accordance with the Local Government Act and District Bylaws.

Concurrence:

The proposed recommendations in this report have been reviewed by Legal, Transportation, Economic Development, and Bylaw Services staff. Bylaw 8631 affects land lying within 800 m of a controlled access intersection, and approval by the Provincial Ministry of Transportation and Infrastructure will be required after Third Reading of the bylaw and prior to bylaw adoption.

Financial Impacts:

Implementation and enforcement of the regulatory framework may require additional staff resources and procurement of third-party support services. The short-term rental business licence fee would be intended to help offset these costs.

Public Input:

To date, two separate public engagements have sought input on short-term rentals in the District. Public engagement was held in the summer of 2018 on a draft regulatory framework. From May 30 to June 19, 2022, the public was engaged again on a number of topics related to options for single family neighbourhoods, including short-term rentals. Findings from this public engagement were presented at the February 13, 2023 Council Workshop.

Both public engagements demonstrated support for developing a regulatory framework as a way of balancing the benefits and challenges associated with short-term rentals. The public also expressed a desire for short-term rentals to be permitted in all housing types. Should the proposed bylaws be given First Reading, the public will have the opportunity to provide further comment as part of the public hearing process for bylaw amendments. After the first year of implementing, staff will report back to Council with a review of the new regulations and any recommendations for adjustments.

CONCLUSION:

Recognizing both the benefits and challenges associated with short-term rentals, staff are recommending a regulatory framework and enforcement approach. The proposed amendments in this report would provide the District with stronger tools to protect long-term rental housing, manage nuisance issues, and generate business licence revenue to support proactive enforcement activities. Once a regulatory framework is established, the District can work with Vancouver's North Shore Tourism Association to redirect a portion of Municipal and Regional District Tax (MRDT) revenue towards affordable housing initiatives in the District.

OPTIONS:

Option 1:

THAT "District of North Vancouver Rezoning Bylaw 1428 (Bylaw 8631)" is given FIRST Reading;

AND THAT "Business Licence Bylaw 4567, 1974, Amendment Bylaw 8632, 2023 (Amendment 52)" is given FIRST Reading;

AND THAT "Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8633, 2023 (Amendment 87) is given FIRST Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8634, 2023 (Amendment 72)" is given FIRST Reading;

AND THAT Bylaw 8631 is referred to a Public Hearing;

AND THAT Bylaw 8632 is referred to a Public Input Opportunity. **(staff recommendation).**

Option 2:

THAT Council provide staff with alternative direction.

Respectfully submitted,



Ryan Gilmore
Community Planner

- Attachment 1:** District of North Vancouver Rezoning Bylaw 1428 (Bylaw 8631)
- Attachment 2:** Business Licence Bylaw 4567, 1974, Amendment Bylaw 8632, 2023 (Amendment 52)
- Attachment 3:** Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8633, 2023 (Amendment 87)
- Attachment 4:** Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8634, 2023 (Amendment 72)

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input checked="" type="checkbox"/> Finance	SJ	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	MF	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input checked="" type="checkbox"/> Solicitor	RB	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
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<input type="checkbox"/> Human Resources	_____	<input checked="" type="checkbox"/> Bylaw Services	CW		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		
<input type="checkbox"/> Climate and Biodiversity	_____	<input checked="" type="checkbox"/> Economic Dev.	NL		

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The Corporation of the District of North Vancouver

Bylaw 8631

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1428 (Bylaw 8631)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:

- a) Part 2 Interpretation is amended by deleting the definition of "Bed and Breakfast" and replacing with the following:

"Bed and Breakfast" means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person(s) on a daily or weekly basis for a period not to exceed 28 consecutive days, where the host is residing on the same site for the duration of the stay, and includes the provision of breakfast."

- b) Part 2 Interpretation is amended by inserting the following definitions in alphabetical order:

"Principal Residence" means the usual place where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and uses the address on documentation related to billing, identification, taxation and insurance purposes."

"Short Term Rental" means a home occupation business in a single-family residential building which provides temporary accommodation rented to a person(s) on a daily or weekly basis for a period not to exceed 28 consecutive days, but does not include a bed and breakfast or accommodation provided to boarders and lodgers."

- c) Paragraph 1(h) in Part 4 section 405 Home Occupations is deleted in its entirety and replaced with the following:

"(h) No more than two home occupations shall be conducted from the premises except where:

- i. the premises contains a bed and breakfast business, or
- ii. the premises contains a short term rental,

then only one home occupation in addition to either the bed and breakfast business or the short term rental business is permitted.”

- d) Part 4 General Regulations is amended by inserting the following as Section 405C Short Term Rentals in correct numerical order:

“405C Short Term Rentals

Short term rentals are permitted in zones where residential uses are permitted, subject to compliance with the following regulations:

- (1) A person must not operate a short term rental:
 - (a) except in the principal residence of such person;
 - (b) in any:
 - i. dwelling unit that is permitted as a caretaker unit;
 - ii. dwelling unit that contains non-market housing, such as supportive, social, affordable or similar housing, which is controlled under eligibility terms in a housing agreement.
- (2) A person must not provide short term rental accommodation to more than 6 patrons in any residential dwelling.
- (3) A person must provide proof of one available off-street parking stall.”

- e) Part 5 Residential Zone Regulations is amended by inserting the following as Section 501.1(b)(vii) in correct numerical order:

“(vii) short term rental business subject to the regulations contained in Section 405C.”

- f) The table at Section 1207 is amended by inserting the following sections immediately after “Nonconforming Home Occupation”:

“1207 Ticketing

<i>Designated Expressions</i>	<i>Section</i>	<i>Fine</i>
Short term rental not in principal residence	405C(1)(a)	\$500.00
Short term rental in dwelling primarily used for caretaker	405C(1)(b)(i)	\$500.00
Short term rental in dwelling containing supportive, social, affordable, or similar non-market housing	405C(1)(b)(ii)	\$500.00

Short term rental accommodating more than 6 patrons
in any residential dwelling

406C(2)

\$500.00"

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8631" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8632

A bylaw to amend Business Licence Bylaw 4567, 1974

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "Business Licence Bylaw 4567, 1974, Amendment Bylaw 8632, 2023 (Amendment 52)".

Amendments

2. District of North Vancouver Business Licence Bylaw 4567, 1974 is amended as follows:

(a) Part 3 Interpretation is amended by:

- i. Re-numbering sections 307A and 307B as sections 307C and 307D respectively;
- ii. Moving the definition of "Bed and Breakfast" from section 331A to section 307A;
- iii. Inserting a new definition as section 307B of "Bed and Breakfast Operator" as "means a person who carries on a bed and breakfast business."; and
- iv. Inserting the following new definitions in the correct numerical order:

"347C	Principal Residence	Has the meaning given to it in Part 2 of the Zoning Bylaw No. 3210, 1965.
354A	Short Term Rental	has the meaning given to it in Part 2 of the Zoning Bylaw No. 3210, 1965.
354B	Short Term Rental Operator	means a person who carries on the business of providing short term rental accommodation."

- (b) Part 5 General Regulations is amended by inserting the following as Section 531 Short Term Rentals in numerical order:

“531 SHORT TERM RENTALS”

- (1) A person must not operate a short term rental:
 - (a) except in the principal residence of such person;
 - (b) in the case of a tenant wishing to operate a short term rental, without the permission of the owner of the dwelling unit and in the case of a strata, without the permission of a strata corporation representative;
 - (c) providing temporary rental accommodation to more than 6 patrons in any residential dwelling;
- (2) A bed and breakfast operator and short term rental operator must:
 - (a) provide an emergency contact name and phone number to all guests;
 - (b) provide information on relevant District of North Vancouver bylaws, including those regarding quiet hours, parking restrictions, and garbage and recycling to all guests;
 - (c) include a valid business licence number in any advertising, listing or promotion material relating to offering the premises for rent as a short term rental;
 - (d) before operating, provide the Licence Inspector with the following:
 - i. written description of the proposed bed and breakfast or short term rental; and
 - ii. detailed and fully dimensioned plans of the proposed off-street parking arrangement for the proposed bed and breakfast or short term rental;
 - (e) post a fire safety plan by all entrances and exits to the rental premises;
 - (f) have smoke alarms on each floor and in each bedroom of the rental premises;
 - (g) have a fire extinguisher on each floor of a rental premises;
 - (h) have a carbon monoxide detector on each floor of rental premises that contain a gas appliance;

- (i) have all smoke alarms, fire extinguishers and carbon monoxide detectors required under this section 531(2) inspected and tested annually and keep a written record of such inspections and tests;
- (j) maintain all smoke alarms, fire extinguishers and carbon monoxide detectors required under this section 531(2) in good working order;
- (k) produce inspection, testing and maintenance records required under this section 531(2) to the Inspector upon request."

READ a first time

NOTICE given under Section 59 of the *Community Charter* on _____ and _____

OPPORTUNITY for representations to Council provided in accordance with Section 59 of the *Community Charter* on

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8633

A bylaw to amend Fees and Charges Bylaw 6481, 1992

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as “Fees and Charges Bylaw 6481, 1992, Amendment Bylaw 8633, 2023 (Amendment 87)”.

Amendments

2. Fees and Charges Bylaw 6481, 1992 is amended as follows:

Schedule E Licensing and Film Fees, subsection Fees For Business Licences – Schedule of Licence Fees B – Group 2 Units is amended by inserting the following section immediately after the section “Post Box Rental Agency”:

Short Term Rental	\$350.00	annually
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READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

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The Corporation of the District of North Vancouver

Bylaw 8634

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8634, 2023 (Amendment 72)".

Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2004 is amended as follows:
 - a) The table at Schedule A Designated Bylaw Contraventions and Penalties is amended by inserting the following sections in numerical order under Business Licence Bylaw 4567, 1974 section:

Bylaw Section	Description	A1 Penalty Amount (\$)	A2 Discounted Penalty (within 14 days) (\$)	A3 Late Payment (after 28 days) (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount (\$)
Business Licence Bylaw 4567, 1974						
531(1)(a)	Operate short term rental not in principal residence	500	375	750	No	N/A
531(1)(b)	Operate short term rental without permission of owner or strata representative	500	375	750	No	N/A
531(c)	Provide short term rental to more than 6 patrons	500	375	750	No	N/A
531(2)(c)	Fail to include valid business licence number in advertising short term rental	200	150	300	No	N/A
531(2)(d)	Fail to adhere to off-street parking plan	200	150	300	No	N/A
531(2)(e)	Fail to post fire safety plan at short term rental	200	150	300	No	N/A
531(2)(f)	Fail to have required smoke alarms at short term rental	200	150	300	No	N/A
531(2)(g)	Fail to have required fire extinguisher at short term rental	200	150	300	No	N/A
531(2)(h)	Fail to have required carbon monoxide detector at short term rental	200	150	300	No	N/A

- b) The table at Schedule A Designated Bylaw Contraventions and Penalties is amended by inserting the following sections in numerical order under the Zoning Bylaw No. 3210, 1965 section:

Bylaw Section	Description	A1 Penalty Amount (\$)	A2 Discounted Penalty (within 14 days) (\$)	A3 Late Payment (after 28 days) (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount (\$)
Zoning Bylaw 3210, 1965						
405C	Un-permitted Short Term Rental	500	375	750	NO	N/A
405C(1)(a)	Short term rental not in principal residence	500	375	750	NO	N/A

READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk