

Short Term Rental Accommodations



Can I rent my legal secondary suite, condo or house as a short term vacation rental?

Short term rentals are **not** permitted in residential zones.

Every property in Central Saanich is located in a particular zone, with specific uses permitted. A typical residential property may allow a single family house, a secondary suite within the house as well as a licenced home occupation.

“Temporary” or “travel” accommodations are specifically defined in the District’s Land Use Bylaw, and must be listed as permitted in your particular zone in order to offer short term rentals.

For example, a “Bed and Breakfast” use is only permitted in an A-1 (Agricultural) zone; and “Travel Accommodation” is only permitted in the C5 and C-6A (Commercial) zones. The following clause from the Land Use Bylaw means that if the use isn’t listed as permitted in a specific zone, it is then prohibited in that zone.



“Uses of land, buildings and structures listed under the heading “Permitted uses” in this Part are permitted in the zone in question and all other uses are prohibited in that zone.”

Any further questions about the Land Use Bylaw, the permitted uses or the zoning amendment process, please contact the Planning Department at 250-544-4209 or Bylaw Enforcement at 250-544-4237.

“Travel Accommodation” means “a building or buildings used or capable of being used for the temporary accommodation of the travelling public, each sleeping unit of which has its own sanitary facilities with a toilet, wash basin and a bath or shower, and includes an inn, lodge, hostel, motel, auto court, and motel, but does not include a bed and breakfast use or accommodation in a tent, camper vehicle, recreation vehicle or trailer.”

“Temporary Accommodation” is “accommodation for less than 15 consecutive days.”

“Bed and Breakfast” is defined as “the commercial use of a single-family residential dwelling for the overnight accommodation of travellers and the serving of a breakfast meal only by an occupant of the dwelling unit in the dwelling.”

