



The Corporation of the District of Central Saanich

BACKGROUND REPORT

For the Regular Council meeting on Monday, March 10, 2025

Re: Short Term Rentals Regulation

Introduction

In 2024, with the introduction of new Provincial Housing Legislation, Council considered and provided direction on several housing initiatives, including Bill 35 – [Short-Term Rental Accommodations Act](#). Staff provided Council with a background report, which noted that Short-Term Rentals (STR) were not a permitted use in the District, and included some considerations on STR. See Appendix A.

At the February 12, 2024 meeting, Council passed the following motion:

“That consideration of the Short-Term Rental Accommodations and Alignment with Provincial Legislation report be deferred to Q2 2026.”

As per Council direction, staff have included a review of STR in the Planning and Building Services 2026 workplan.

Policy and Regulation

The Official Community Plan, Policy 4.4.10, notes the following: *“Do not support the short-term vacation rental of residential properties but rather encourage long-term rental to fulfill local housing needs.”*

The Zoning Bylaw does not permit STR, unless permitted in a specific zone that allows temporary accommodation use for hotels or motels which are exempt from the *Short Term Rental Accommodations Act*. Additionally, Bed and Breakfast use is only permitted in an A-1 (Agricultural) zone. See Appendix B.

The Zoning Bylaw contains the following regulation: *Accessory Dwelling Units shall be occupied for residential purposes only and shall not be rented for an occupancy period of less than 30 days*. Based on this regulation, the rental period could be more than 30 days, still accommodating for temporary accommodation.

As per the provincial [Short-Term Rental Accommodations Act](#), STR is restricted to a maximum of 90 consecutive days.

Steps to Regulate STR

In order to enable STRs throughout the District, the following actions would be required to align with the Provincial Legislation requirements:

- Amend the Official Community Plan to support STR (currently not supported in OCP)
- Update of the Zoning Bylaw to enable STRs, including aligning with Provincial requirements and establishing regulations for their use
- Facilitating the Building Permit process for any non-conforming units built without permit
- Reviewing the Business License Bylaw for STR requirements (this is not mandatory by the Province, and it only needs to be considered if the District regulates Business Licencing for STR);
- Update the Municipal Ticket Information Bylaw to increase fines for STR to align with Provincial regulations¹
- If DCS regulates STR, the related administration and services in the District will be increased for Business Licencing, general administration, bylaw enforcement, and permitting. This will have an impact on staffing resources.

Report written by:	Nafiseh Rashidianfar
Respectfully submitted by:	Jarret Matanowitsch, Director of Planning and Building Services
Concurrence by:	Christine Culham, Chief Administrative Officer

ATTACHMENTS:

Appendix A: Staff Report Re: “Short-term Rental Accommodations and Alignment with Provincial Legislation” – February 12, 2024

Appendix B: DCS Current Short Term Rental Accommodations Regulations

¹ The maximum municipal ticketing fine that a local government may set under the [Community Charter Bylaw Enforcement Ticket Regulation](#) and [Vancouver Charter By-Law Enforcement Ticket Regulation](#) has increased from \$1,000 to \$3,000 per infraction, per day.