

SHORT-TERM VACATION RENTALS

6150 MAIN STREET | OLIVER | 250 485 6200 | www.oliver.ca

Town of Oliver | 2019

WHAT IS A SHORT-TERM VACATION RENTAL?



Typically, the term “short-term vacation rental” is the practice of renting out a dwelling - be it a single detached house, duplex, apartment, condominium or secondary suite - for a short-term stay, usually periods less than 30 days at a time.

Things to consider



In understanding how to address short-term vacation rentals, there are four questions to consider:

1. How might short-term vacation rentals support or impact your neighborhood or the community of Oliver?
2. How many short-term vacation rental units is appropriate?
3. Where would short-term vacation rental units be best located?
4. How should the Town manage and enforce short-term vacation rental units?



AT ISSUE

Council is interested in hearing from the public and asked that public consultation be undertaken to determine the views of residents regarding short-term vacation rentals being allowed to operate in residential neighborhoods.

Get Involved!



In order to address these questions, we want to hear from you and take part in an online community survey.

- | | |
|--------------------------|---------------------|
| May 15 – 31 | Online Survey |
| June 4
3:00 – 5:00 PM | Q & A with Staff |
| June 2019 | Present to Council |
| July 2019 | Bylaws for Adoption |

SHORT-TERM VACATION RENTALS IN OLIVER

Short-term vacation rentals are already occurring in Oliver and appear to be more prevalent than traditional Bed and Breakfasts. Of the properties identified as operating a vacation rental, 95.8% were in a zone that only permits single detached dwellings as the principal type of dwelling unit. The most common zone in which a “vacation rental” may be operating is the RS1 (79.2%) followed by RS2 (12.5%), RD1 (4.2%) and AGX (4.2%).

Permitting or prohibiting vacation rentals in Oliver will require amendments to the OCP as well as the Zoning Bylaw. If permitted, “vacation rental” uses could be regulated in the following ways:

- Limiting the number of patrons and rooms per “vacation rental”;
- Limiting the number of “vacation rentals” per parcel/neighborhood;
- Requiring a local contact person to be available 24/7;
- Ensuring sufficient on-site vehicle parking is provided; and
- Impose a time period that may restrict year-round rentals.

Have your say! We want to hear from you Online survey at www.oliver.ca

Background

The objective of the Town's Official Community Plan (OCP) is to support appropriate home-based businesses in residential areas. The OCP limits this support, however, to "home occupations" and "bed and breakfasts" provided the operation does not have an unacceptable negative impact on surrounding homes" in Low Density Residential (LR) areas only.

The Town's Zoning Bylaw supports this policy direction by restricting commercial uses in the residential areas to "home occupation" and "bed and breakfast" and by further limiting commercial uses in the Medium and High Density Residential Zones to only "home occupations".

The only zone in which "vacation rental" is currently listed as a permitted use is the Resort Commercial (RC) zone, the intent of which is to "provide a zone for site specific integrated resort residential and commercial developments". The RC Zone only applies to 3 undeveloped properties north of Lions Park.



Have your say!

We want to hear from you

Online survey at www.oliver.ca

BUSINESS LICENCE BYLAW

Currently, the Town's Business Licence Bylaw, does not speak to which parts of Oliver a "short term residential rental" is permitted, but it suggests this type of use could be in any zone in which a dwelling unit is permitted (Low, Medium and High Density residential Zones).



*Online survey
at
www.oliver.ca*

SHORT-TERM RENTALS – BENEFITS VS CHALLENGES

Benefits	Challenges
<ul style="list-style-type: none"> • More accommodations for visitors • Additional disposable income for property owners • Efficient use of space – requiring less development • Hardship prevention for some residents who use the income to make ends meet • Cultural exchange for both visitors and residents 	<ul style="list-style-type: none"> • Changing the character of a neighborhood • Increasing cost of housing and real estate • Contributing to the reduction of long-term rentals • Unfair tax/fee advantage to residential owners over legitimate commercial accommodation properties • Safety and fire hazards • Parking issues, traffic and noise • Utilizing more water, sewer and solid waste collection services than a typical dwelling unit

