

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2317**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. That Schedule A - Text of the "White Rock Zoning Bylaw, 2012, No. 2000" be amended:

- (1) by deleting the existing definition for "accessory boarding use" in Section 3.3.1 in its entirety and replacing it with the following new definition:

"accessory boarding use" means the use of a room or rooms (similar to *sleeping units*) in a *dwelling unit* used for the accommodation of roomers and boarders for periods greater than 30 days with either private or shared sanitary facilities and without separate cooking facilities or equipment; this use shall not be permitted in conjunction with a *hotel, accessory bed & breakfast use, accessory registered secondary suite, short term rental, care facility, or any other similar commercial or institutional use.*

- (2) by deleting the existing definition for "vacation rental" in Section 3.3.1 in its entirety.
- (3) by adding the following new definition in Section 3.3.1 for "short term rental" in the correct alphabetical order.

"short term rental" or "accessory vacation rental" means the rental of a residential *dwelling unit* to short-term paying guests for periods not to exceed thirty (30) days.

- (4) by deleting the existing Section 5.5 in its entirety and replacing it with a new Section 5.5 as follows:

5.5 Accessory Registered Secondary Suite

5.5.1 An accessory registered secondary suite shall only be permitted in the RS, RE and RI zones, and shall:

- a) be accessory to a one-unit residential use only;
- b) be limited to one accessory registered secondary suite per lot;
- c) conform with the BC Building Code requirements and limited to a maximum of 90 square metres residential gross floor area and not more than two (2) bedrooms;
- d) provide one additional on-site parking space for occupants of the accessory registered secondary suite;
- e) be inspected and registered through the City's Secondary Suite Registration process; and
- f) only accommodate tenants for periods of thirty (30) days or greater.

- (5) by deleting the existing Section 5.8 in its entirety and replacing it with a new Section 5.8 as follows:

5.8 Short Term Rental

5.8.1 A *short term rental use* shall:

- a) only be operated from an *accessory registered secondary suite* that complies with all applicable BC Building Code requirements;
- b) only be operated by an *owner* (or immediate family member of the *owner*) of the subject property, where they are a full-time resident and occupant of the *one-unit residential use*. A tenant may not sublet the *accessory registered secondary suite* for this purpose;
- c) only be operated if the *owner* has designated a responsible person whose name and contact information is prominently displayed in the short term rental premises at all times when the short term rental is operated, who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement, and who must be able to attend at the short-term rental premises within two hours of being requested to do so;
- d) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
- e) not permit any structural alteration or addition that changes the residential character and form of the *principal building*;
- f) be limited to a maximum of two (2) *sleeping units* only;
- g) be limited to no more than four (4) adult guests at any given time;
- h) not be occupied by more than one booking or reservation at any given time;
- i) not have any exterior signage advertising the *short term rental use*;
- j) provide accessory off-street parking in accordance with the provisions of Section 4.14;
- k) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
- l) have a valid business license, and display the business licence number in all advertising for the *short term rental*;
- m) only provide for the temporary accommodation of guests for periods not to exceed thirty (30) days.

- (6) by replacing the term “accessory vacation rental with “short term rental” in the Table of Contents and sections 4.14.1, 5.3.1.(3), 6.1.1(f), 6.2.1(e), 6.3.1(e), 6.1.1(f), 6.5.1(e), 6.5.1(e), 6.6.1(e), 6.7.1(e), 6.8.1(e), 6.9.1(f), and 7.39(1)(e).

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (Short-Term Rental Update) Bylaw, 2019, No. 2317".

RECEIVED FIRST READING on the	21 st day of	October, 2019
RECEIVED SECOND READING on the	21 st day of	October, 2019
PUBLIC HEARING held on the	day of	
RECEIVED THIRD READING on the	day of	
ADOPTED on the	day of	

Mayor

Director of Corporate Administration