



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5356, 2024**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024

A bylaw to introduce regulations for short-term rental accommodation.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5336, 5338, 5336 and 5351.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide opportunities for short-term rental accommodation, allowing opportunities for visitor accommodation and flexibility for residents, while maintaining unit availability for West Vancouver's long-term housing market;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

- 3.1 Zoning Bylaw No. 4662, 2010, Section 110 (Definitions) is amended by:
 - 3.1.1 Replacing the existing definition of "Dwelling" with the following:

means a building or portion of a building having 2 or more rooms used or intended to be used together for the domestic purposes of one or more persons and including at least one living room, one cooking facility and one bathroom.

3.1.2 Replacing the existing definition of “Lodger” with the following:

a person provided with a room(s), without its own separate cooking facility, within a dwelling, and who pays rent for such room(s) on the basis, and with the intent, of securing residential accommodation for a period equal to or more than 30 consecutive days.

3.1.3 Inserting a new definition for “Principal residence” in alphabetical order following “Porte cochère”:

means the primary place where an individual lives, makes their home, and conducts their daily affairs, including paying bills and receiving mail, and without limiting the foregoing, is the address listed by the individual on documentation for personal identification, taxation, and insurance purposes

3.1.4 Inserting a new definition for “Short-term rental accommodation” in alphabetical order following “Short-term bicycle parking space”:

means the use of a dwelling, or one or more bedrooms in a dwelling, as accommodation for a period of less than 30 consecutive days, but does not include a bed and breakfast or accommodation provided to lodgers.

3.2 Zoning Bylaw No. 4662, 2010, Section 130 (General Regulations for Residential Zones and Uses Only) is amended by:

3.2.1 Adding a new sub-section “130.18 – Short-term Rental Accommodation”:

- (1) Subject to sub-sections 130.18 (2) to (4), short-term rental accommodation shall be permitted as an accessory use to a residential use.
- (2) Short-term rental accommodation shall:
 - (a) Be limited to one operator in each dwelling, and
 - (b) Only be permitted in a dwelling that is occupied as the principal residence of the host.

- (3) Notwithstanding section 130.18 (2) (b), where the zoning permits a principal dwelling with one or more accessory secondary suites, short-term rental accommodation shall be permitted in a maximum of one of the principal dwelling, secondary suite, or detached secondary suite.
- (4) Short-term rental accommodation shall not be permitted on a parcel in a Single Family Dwelling Zone or a Duplex Dwelling Zone that contains a Child Care.

Part 4 Effective Date

4.1 Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024 will be effective on January 1, 2025.

READ A FIRST TIME on September 23, 2024

PUBLICATION OF NOTICE OF PUBLIC HEARING on October 9 and 16, 2024

PUBLIC HEARING HELD on October 21, 2024

READ A SECOND TIME on October 28, 2024

READ A THIRD TIME on October 28, 2024

APPROVED by the Minister of Transportation and Infrastructure on October 29, 2024

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

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District of West Vancouver

**Business Licence Bylaw No. 4455, 2005,
Amendment Bylaw No. 5357, 2024**

Effective Date:

**Business Licence Bylaw No. 4455, 2005,
Amendment Bylaw No. 5357, 2024**

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District of West Vancouver

Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024

A bylaw to amend the Business Licence Bylaw No. 4455, 2005 to permit, regulate, and licence short-term rental accommodations in the District of West Vancouver.

Previous amendments: Amendment bylaws 4596; 4611; 4656; 5060; 5137; 5176; 5238; 5317; 5329.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendment to the Business Licence Bylaw No. 4455, 2005 to permit and regulate short-term rental accommodation;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Part 4, Part 5, and Part 7 Amendments

- 3.1 The District of West Vancouver Business Licence Bylaw No. 4455, 2005 is hereby amended as follows:

- 3.1.1 Part 4 Definitions is amended by deleting the definition of Dwelling Unit and replacing it with the following:

“**Dwelling**” has the meaning ascribed to it by Section 110 Definitions of Zoning Bylaw No. 4662, 2010;

- 3.1.2 Part 4 Definitions is amended by deleting the definition of Cooking Facilities and replacing it with the following:

“Cooking Facilities” means equipment, devices or appliances that can be utilized to prepare a meal within a dwelling and includes a sink, countertop, gas or electric range or stove, counter-top cooking unit, hot plate, wall oven microwave oven, convection oven, toaster oven, electric frying pan, electric wok, pressure cooker, crock pot, cabinet for the storage of food or any other such culinary facility or any combination of such culinary facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities;

- 3.1.3 Part 4 Definitions is amended by deleting the definition of Detached Secondary Suite and replacing it with the following:

“Detached Secondary Suite” means a detached Dwelling accessory to a single family dwelling use;

- 3.1.4 Part 4 Definitions is amended by deleting the definition of Secondary Suite and replacing it with the following:

“Secondary Suite” means a Dwelling accessory to a single family or two family dwelling use;

- 3.1.5 Part 4 Definitions is amended by inserting the following definitions in correct alphabetical order:

“Market” means to offer, promote, canvass, solicit, advertise, or facilitate short-term rental accommodation, and includes placing, posting or erecting advertisements physically or online, but does not include the mere provision of a neutral space or location for such marketing in newspapers, bulletin boards, or online;

“Principal Residence” means the primary place where an individual lives, makes their home, and conducts their daily affairs, including paying bills and receiving mail, and without limiting the foregoing is the address listed on documentation for personal identification, taxation, and insurance purposes;

“Short-Term Rental Accommodation” means the use of a dwelling, or one or more bedrooms in a dwelling, as accommodation for a period of less than 30 consecutive days, including Short-Term Rental Accommodation – Dwelling Unit and Short-Term Rental Accommodation – Lodger / Room, but does not include a bed and breakfast or accommodation provided to lodgers;

“Short-Term Rental Accommodation – Dwelling Unit ” means a dwelling unit, including cooking facilities, that is used or marketed for rent or lease for a period of less than 30 consecutive days;

“Short-Term Rental Accommodation – Lodger / Room” means a portion of a dwelling unit, without cooking facilities, that is used or marketed for rent or lease of one or more bedrooms for a period of less than 30 consecutive days;

3.1.6 Part 5 Licence is amended by inserting the new subsection 5.6.6 in numerical order:

“5.6.6 No person shall obstruct the Inspector, Fire Chief, or any other authorized individual in the administration and enforcement of this Bylaw.”

3.1.7 Part 7 Specific Regulations is amended by inserting the new subsection 7.10 in numerical order:

“7.10 Short-Term Rental Accommodation

7.10.1 Every person carrying on the business or operation of a short-term rental accommodation must not:

- (a) Operate a short-term rental accommodation without having first obtained a valid licence to do so from the District Inspector;
- (b) Market any short-term rental accommodation unless they hold a valid licence, and the District licence number is displayed in a conspicuous place in any medium or material used to market the short-term rental accommodation;
- (c) Provide short-term rental accommodation to more than 8 guests at any one time;
- (d) Operate or market more than one short-term rental accommodation;

- (e) Operate or market a short-term rental accommodation in any vehicle, trailer, recreational vehicle or unlicensed secondary suite;
- (f) Permit cooking facilities in a portion of a dwelling unit used or marketed as short-term rental accommodation – lodger / room;
- (g) Operate or market a short-term rental accommodation in any dwelling unit that is not the principal residence of such person;
- (h) Hold more than one licence to operate a short-term rental accommodation; or
- (i) Breach any term or condition of their short-term rental accommodation licence.

7.10.2 Every person carrying on the business or operation of a short-term rental accommodation, and every person who holds a short-term rental accommodation licence, as a term and condition of the licence, must:

- (a) Obtain the written approval of the property owner, landlord and Strata Corporation, if applicable, and provide evidence of written approval to the District Inspector upon request;
- (b) Maintain and provide to the District Inspector upon request a list of the dates, duration, and group size of all bookings for the premises;
- (c) Provide to the District and all guests the contact information for a person who must be able to promptly respond to an inquiry, complaint, or emergency;
- (d) Submit to the District a plan and description of the proposed parking arrangement for guests of the short-term rental accommodation;
- (e) Submit to the District documentation to confirm principal residency;
- (f) Post a fire safety plan by all entrances and exits to the short-term rental accommodation;
- (g) Have an accessible fire extinguisher on each floor of the short-term rental accommodation;
- (h) Have interconnected smoke alarms on each floor and in each bedroom of the short-term rental accommodation;

- (i) Have at least one carbon monoxide detector on each floor of the short-term rental accommodation that contains one or more gas appliances;
- (j) Have all smoke alarms, fire extinguishers, and carbon monoxide detectors in the short-term rental accommodation inspected and tested annually, and keep a written record of such inspections and tests;
- (k) Maintain all smoke alarms, fire extinguishers, and carbon monoxide detectors in the short-term rental accommodation in working order;
- (l) Produce inspection, maintenance, and construction records regarding the fire alarm system and fire separations, type of short-term rental accommodation, and any other records related to the business to the Inspector or Fire Chief upon request; and
- (j) Provide the Inspector or Fire Chief, or any member of staff authorized by the Inspector or Fire Chief, access to the short-term rental accommodation at any reasonable hour.

Part 4 Effective Date

- 4.1 Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024 will be effective on January 1, 2025, or as otherwise specified in the schedules.

READ A FIRST TIME on September 23, 2024

READ A SECOND TIME on September 23, 2024

READ A THIRD TIME on September 23, 2024

THIRD READING RESCINDED on October 28, 2024

MODIFIED on October 28, 2024

READ A THIRD TIME AS MODIFIED on October 28, 2024

ADOPTED by the Council on

Mayor

Corporate Officer



District of West Vancouver

**Bylaw Notice Enforcement Bylaw No. 4368, 2004,
Amendment Bylaw No. 5358, 2024**

Effective Date:

Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024

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District of West Vancouver

Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024

A bylaw to amend the Bylaw Notice Enforcement Bylaw to implement new enforcement sections related to the regulation, licencing, and operation of short-term rental accommodations.

Previous amendments: Amendment bylaws 4416; 4429; 4448; 4481; 4482; 4501; 4536; 4553; 4583; 4681; 4700; 4718; 4725; 4762; 4862; 4868; 4872; 4893; 4910; 4976; 4983; 5049; 5063; 5086; 5099; 5102; 5096; 5116; 5121; 5124; 5138; 5146; 5166; 5273; 5274; 5275; 5326; 5315; 5330.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for amendment to the Bylaw Notice Enforcement Bylaw No. 4368, 2004 to add sections and fine amounts applicable to the new short-term rental accommodation regulations;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Schedule A Amendments

- 3.1 Bylaw Notice Enforcement Bylaw No. 4368, 2004 is amended by inserting into Schedule A – Designated Bylaw Contraventions and Penalties under the heading Business Licence Bylaw No. 4455, 2004 the following new designated bylaw contraventions and penalties in correct numerical order:

Amendment Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>(*Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes")</small>
Business Licence Bylaw No. 4455, 2005						
5358, 2024	5.6.6	Obstruct Inspector	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(a)	No short-term rental accommodation business licence	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(b)	Market short-term rental accommodation without valid business licence number	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(c)	Allow more than 8 guests in short-term rental accommodation	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(d)	Operate or market more than one short-term rental accommodation	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(e)	Operate or market unpermitted short-term rental accommodation	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(f)	Permit cooking facilities in short-term rental accommodation – lodger / room	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(g)	Short-term rental accommodation not in principal residence	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(h)	Hold more than one short-term rental accommodation licence	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.1(i)	Breach condition of short-term rental accommodation licence	\$500.00	\$450.00	\$500.00	NO
5358, 2024	7.10.2(l)	Fail to provide short-term rental accommodation records	\$500.00	\$450.00	\$500.00	NO

Part 4 Effective Date

- 4.1 Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024 will be effective on January 1, 2025.

READ A FIRST TIME on September 23, 2023

READ A SECOND TIME on September 23, 2024

READ A THIRD TIME on September 23, 2024

THIRD READING RESCINDED on November 18, 2024

MODIFIED on November 18, 2024

READ A THIRD TIME AS MODIFIED on November 18, 2024

ADOPTED by the Council on

Mayor

Corporate Officer

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District of West Vancouver

**Municipal Ticket Information System
Implementation Bylaw No. 4383, 2004,
Amendment Bylaw No. 5359, 2024**

Effective Date:

**Municipal Ticket Information System
Implementation Bylaw No. 4383, 2004,
Amendment Bylaw No. 5359, 2024**

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District of West Vancouver

Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024

A bylaw to introduce penalties and fines for bylaw contraventions relating to short-term rental accommodation.

Previous amendments: Amendment Bylaw 4392, 4428, 4449, 4521, 4869, 4894, 4911, 4977, 5000, 5097, 5098, 5139, 5163, 5167, and 5304.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for fines related to short-term rental accommodation bylaw infractions;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

- 3.1 Municipal Ticket Information System Implementation Bylaw No. 4383, 2004 is amended by:
 - 3.1.1 Inserting the following text and sections in Schedule B3 – Business Licence Bylaw No. 4455, 2005 in numerical order by section:

Column 1 Designated Expression	Column 2 Section	Column 3 Fine
Obstruct Inspector	5.6.6	\$3000.00*
No short-term rental accommodation business licence	7.10.1(a)	\$3000.00*
Market short-term rental accommodation without valid business licence number	7.10.1(b)	\$3000.00*
Allow more than 8 guests in short-term rental accommodation	7.10.1(c)	\$3000.00*
Operate or market more than one short-term rental accommodation	7.10.1(d)	\$3000.00*
Operate or market unpermitted short-term rental accommodation	7.10.1(e)	\$3000.00*
Short-term rental accommodation not in principal residence	7.10.1(g)	\$3000.00*
Hold more than one short-term rental accommodation licence	7.10.1(h)	\$3000.00*
Breach condition of short-term rental accommodation licence	7.10.1(i)	\$3000.00*
Fail to provide short-term rental accommodation records	7.10.2(l)	\$3000.00*
		*reduced to \$1,000.00 if the person charged with an offence is under the age of 18 years.

Part 4 Effective Date

- 4.1 Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024 will be effective on January 1, 2025.

READ A FIRST TIME on September 23, 2024

READ A SECOND TIME on September 23, 2024

READ A THIRD TIME on September 23, 2024

THIRD READING RESCINDED on November 18, 2024

MODIFIED on November 18, 2024

READ A THIRD TIME AS MODIFIED on November 18, 2024

ADOPTED by the Council on

Mayor

Corporate Officer

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District of West Vancouver

Fees And Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024

Effective Date:

**Fees And Charges Bylaw No. 5334, 2024,
Amendment Bylaw No. 5360, 2024**

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District of West Vancouver

Fees And Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024

A bylaw to fees and charges for short-term rental accommodation applications.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to regulate to enable short-term rental accommodation;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Fees And Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

- 3.1 Fees and Charges Bylaw No. 5334, 2024 is amended by:
 - 3.1.1 Deleting the text and table for Secondary Suite in Schedule C – Licensing and replacing it with the following:

Secondary Suite		
First Licence	\$450.00	Effective January 1.
	\$350.00	Effective August 1. Businesses that come into existence after July 31 pursuant to Business Licence Bylaw 4455 Section 5.2.2
Annual Renewal Licence	\$350.00	
Non-Rental Licence	\$85.00	
Annual Renewal Licence for a secondary suite when the owner does not live in either the principal dwelling unit or the suite	\$450.00	

3.1.2 Inserting the following text and table rows into Schedule C – Licensing, in alphabetical order following the fees listed for Service (Professional):

Short-Term Rental Accommodation – Dwelling Unit		
First Licence	\$450.00	Effective January 1.
	\$350.00	Effective August 1. Businesses that come into existence after July 31 pursuant to Business Licence Bylaw 4455 Section 5.2.2
Annual Renewal Licence	\$350.00	
Short-Term Rental Accommodation – Lodger/Room		
First Licence	\$450.00	Effective January 1.
	\$350.00	Effective August 1. Businesses that come into existence after July 31 pursuant to Business Licence Bylaw 4455 Section 5.2.2
Annual Renewal Licence	\$350.00	

READ A FIRST TIME on September 23, 2024

READ A SECOND TIME on September 23, 2024

READ A THIRD TIME on September 23, 2024

ADOPTED by the Council on

Mayor

Corporate Officer

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