



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**

## **Table of Contents**

---

Part 1	Citation .....	1
Part 2	Severability .....	1
Part 3	Amendment of Regulations .....	1
Part 4	Effective Date .....	3

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 [Date]

READ A THIRD TIME on [Date]

APPROVED by the Minister of Transportation and Infrastructure on [Date]

ADOPTED by the Council on [Date].

---

Mayor

---

Corporate Officer

**This page intentionally left blank**

**This page intentionally left blank**