

<i>COUNCIL AGENDA</i>	
Date: <u>September 23, 2024</u>	Item: <u>5.</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	September 13, 2024
From:	Linda Gillan, Senior Community Planner – Economic Development Matthew O’Connor, Manager, Bylaw & Licensing Services
Subject:	Regulating Short-term Rental Accommodation
File:	13.2580.20.2024

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be read a first time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024” be presented at a public hearing on October 21, 2024 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled public hearing.

RECOMMENDATION

THAT proposed “Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024” be read a first, second and third time.

RECOMMENDATION

THAT proposed “Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024” be read a first, second and third time.

RECOMMENDATION

THAT proposed “Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024” be read a first, second and third time.

RECOMMENDATION

THAT proposed “Fees And Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024” be read a first, second and third time.

1.0 Purpose

To initiate bylaw amendment procedures to enable short-term rental (STR) accommodation, in alignment with recent provincial legislation regulating STRs in British Columbia.

2.0 Legislation/Bylaw/Policy

On October 26, 2023 the Provincial government gave Royal Assent to the *Short-Term Rental Accommodations Act* (STR Act). The intent of this new legislation is to give local governments stronger tools to enforce short-term rental bylaws, and to return unregulated short-term rental units to the long-term housing market.

Zoning Bylaw No. 4662, 2010, regulates development of property and buildings. The *Local Government Act* (LGA) requires that a Public Hearing be held on the proposed Zoning Amendment Bylaw, in accordance with sections 464 through 470.

Fees and Charges Bylaw No. 5136, 2021 establishes fees and charges for services and information.

Business Licence Bylaw No. 4455, 2005 provides for the issuance of business licences, together with the regulation of certain business types.

Bylaw Notice Enforcement Bylaw No. 4368, 2004 and Municipal Ticket Information System Implementation Bylaw No. 4383, 2004 each outline designated bylaw contraventions and penalties for the two types of fines issued by local governments in response to bylaw infractions.

3.0 Council Strategic Objective(s)/Official Community Plan

Strategic Plan

Council's Strategic Plan 2024-2025 includes a strategic goal to deliver municipal services efficiently.

Official Community Plan

Section 2.3 of the Official Community Plan, Local Economy and Employment, outlines policies related to economic development, to strengthen West Vancouver's commercial centres and nodes, support tourism and visitors, and promote opportunities and innovation.

Relevant policy includes:

2.3.10: Support the development of visitor accommodations, including but not limited to:

1. Boutique hotel(s) in Ambleside Municipal Town Centre;
2. Bed and breakfast and short-term rental accommodations on properties recognized for their heritage value; and
3. Visitor accommodation(s) in Cypress Village and other commercial centres, where appropriate.

4.0 Financial Implications

Administration of the recommendations in this report, including review of business licence applications enabled by the proposed bylaw amendments, will be undertaken by existing staff. Should Council adopt the bylaws that are the subject of this report, and should staffing or financial implications arise, staff would report back to Council on any associated requests for direction or further action.

5.0 Background

5.1 Previous Decisions

Council, at its July 8, 2024 regular meeting, passed the following resolution:

THAT Staff prepare amendments to Zoning Bylaw No. 4662, 2010, Business Licence Bylaw No. 4455, 2005, Bylaw Notice Enforcement Bylaw 4368, 2004, Fees and Charges Bylaw No. 5251, 2023, and any other bylaws as required, to:

1. Enable short-term rental accommodation in all housing types, but on sites where secondary suites are permitted, limited to one of the host's principal residence or basement suite (secondary suite) or coach house (detached secondary suite);
2. Increase the fine(s) for unpermitted short-term rental accommodation to \$500; and
3. Regulate the operation of any short-term rental business through the Business Licence Bylaw.

AND THAT staff report back on any potential staffing implications as a result of regulating short-term rental accommodation.

6.0 Analysis

6.1 Discussion

Existing Regulations and Visitor Accommodation

West Vancouver has a limited amount of visitor accommodation:

- Bed and Breakfast use is prohibited unless permitted for an individual property (e.g. through a site-specific rezoning), with no licenced bed and breakfast operators in West Vancouver; and
- Hotel use is permitted in the Ambleside Centre zones (AC1 and AC2) and CD26 (Taylor Way/Marine) and may be considered in the future Cypress Village zone, with the Horseshoe Bay Motel as the only existing hotel property.

STRs are not currently permitted, and the District's Zoning Bylaw limits rental of a dwelling to a period not less than 30 consecutive days.

Short-Term Rental Accommodations Act (STR Act)

For West Vancouver, the STR Act limits short-term rentals to the operator's principal residence, plus one of the secondary suite or detached secondary suite, where a property includes a basement suite or coach house. Municipalities will continue to have the ability to introduce more restrictive regulations for STR.

By early 2025, the Province will have established a registry for STR hosts, and platforms will require a valid provincial registry number on each listing, along with a business licence number. Regulating STRs will provide the District with access to the Province's data portal, and if the recommendations in this report are approved, will support District staff in having non-compliant listings removed from the main STR platforms.

Enabling STR

In response to Council's direction, proposed amendments to the Zoning Bylaw would:

- Enable short-term rental accommodation in a dwelling unit, limited to a principal residence (consistent with BC's STR Act); and
- Where a secondary and/or detached secondary suite is permitted (e.g. basement and/or coach house), limit STR to one of: the primary dwelling unit, or secondary suite, or detached secondary suite (more restrictive than BC's STR Act).

New STR business licensing conditions have been proposed to address:

- Safety, limiting STR to legal dwelling units and requiring a posted fire safety plan, fire extinguishers, smoke alarms and, where applicable, carbon monoxide detectors, and by providing emergency contact information to guests and District staff; and
- Neighbourhood impact, by limiting STR to a maximum of six guests at any one time, and each dwelling to one STR licence.

Where applicable, documented permission from the residential strata and/or dwelling owner will be required as part of any STR licence application. The bylaw amendments proposed through this report do not impact the ability of a strata corporation to adopt a bylaw prohibiting STR.

STR operators and guests, like any business or resident, are required to comply with District bylaws, including, but not limited to, the Noise Control, Good Neighbour, and Traffic and Parking bylaws.

Supporting Enforcement

Municipalities may issue two types of fines in response to bylaw infractions: municipal ticket information (MTI) system tickets and bylaw notice tickets. The District primarily issues bylaw notice tickets. MTI tickets are more time-consuming to enforce, serve, and collect, with disputes handled through the provincial court system.

The STR Act has increased the maximum MTI fine that can be levied from \$1000 to \$3000 per infraction, per day. The MTI fine amount would remain at \$1000 if the person charged with an offence is under the age of 18 years. Changes have not been made to the maximum bylaw notice ticket fine, which remains at \$500 per infraction, per day.

For unpermitted STRs, Bylaw & Licensing Services staff currently issue bylaw notice tickets of \$300 per day based on use of a property contrary to the Zoning Bylaw. These require a high burden of proof to enforce. Amendments to the Bylaw Notice Enforcement Bylaw are proposed, to introduce infractions specific to STR, with applicable fines of \$500. Enhanced fines and additional sections specific to STRs will allow for more efficient enforcement, and ideally act as a greater deterrent. Staff will have the ability to issue bylaw notices for each contravention observed, rather than only having one section applicable for ticketing. Amendments to the Municipal Ticket Information System Implementation Bylaw would introduce corresponding infractions and increased fines of \$3000, if the MTI system is used.

6.2 Climate Change & Sustainability

The proposed bylaw amendments would contribute to the District's sustainability by maintaining housing for the long-term rental market and supporting the local economy by providing visitor accommodation.

6.3 Public Engagement and Outreach

Should Council set the date for a Public Hearing, notice would be provided in accordance with Local Government Act requirements and District procedures. Public feedback received by Bylaw & Licensing Service staff indicates resident interest in seeing a more streamlined approach to enforcement and increased fines for STR-related infractions.

6.4 Other Communication, Consultation, and Research

Staff have reviewed applicable legislation and approaches used by other local governments to regulate short-term rental accommodation. Planning and Bylaw & Licensing Services staff have consulted with staff in Engineering & Transportation, Permits & Inspections, Fire & Rescue Services, and West Vancouver Police on the proposed amendments.

7.0 Options

7.1 Recommended Option

That Council give reading(s) to the proposed Zoning, Business Licence, Bylaw Notice Enforcement, Municipal Ticket Information System Implementation and Fees and Charges amendment bylaws and set the date for a Public Hearing.

7.2 Considered Options


- a. Give reading(s) to the proposed amendment bylaw and set an alternative date (to be specified) for a public hearing;
- b. Defer consideration pending the receipt of additional information (to be specified);
- c. Provide alternative direction (to be specified); or
- d. Reject the proposed bylaw amendments.

8.0 Conclusion

The proposed bylaw amendments have been prepared in response to Council's direction at its July 8, 2024 meeting. If approved, they would enable STR accommodation in West Vancouver, providing flexibility for residents, while maintaining unit availability for West Vancouver's long-term housing market. These amendments would also support more efficient enforcement through the introduction of new bylaw infractions and associated fines.

Author: 
Linda Gillan, Senior Community Planner – Economic Development

Author: 
Matthew O'Connor, Manager, Bylaw & Licensing Services

Concurrence 
David Hawkins, Senior Manager, Community Planning & Sustainability

Appendices:

- A. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5356, 2024
- B. Business Licence Bylaw No. 4455, 2005, Amendment Bylaw No. 5357, 2024
- C. Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5358, 2024
- D. Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5359, 2024
- E. Fees And Charges Bylaw No. 5334, 2024, Amendment Bylaw No. 5360, 2024



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

PUBLICATION OF NOTICE OF PUBLIC HEARING on

PUBLIC HEARING HELD on

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ADOPTED by the Council on

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 6 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

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PUBLIC HEARING HELD on

READ A SECOND TIME on

READ A THIRD TIME on

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 6 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.

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Mayor

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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 6 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

READ A SECOND TIME on

READ A THIRD TIME on

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

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer

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