

CITY OF NANAIMO

BYLAW NO. 4500.233

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 466, 469, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "Zoning Bylaw Amendment Bylaw 2024 No. 4500.233".

2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

(1) In Part 5 – Definitions, by deleting the definition of 'Bed and Breakfast'.

(2) In Part 5 – Definitions, by replacing the definition of 'Hotel' with the following:

HOTEL - means a building which contains sleeping units used or intended to be used for the temporary accommodation of transient lodgers. A hotel may include ancillary facilities such as a restaurant, meeting rooms, convention facilities, gift shop, recreational facilities and/or pub. For the purpose of this Bylaw, Hotel includes motels and motor hotels but does not include short-term rental accommodation.

(3) In Part 4 – Definitions, by adding the definition of 'Short-Term Rental Operator' after the definition of 'Short-Term Rental'.

SHORT-TERM RENTAL OPERATOR - means the person(s) responsible for advertising and arranging the short-term rental accommodation and who is also the business licence licensee and the primary resident.

(4) In Part 5 – Definitions, by replacing the definition of 'Short-Term Rental' with the following:

SHORT-TERM RENTAL - means an accommodation provided to members of the public in a short-term rental operator's primary residence, in exchange for money, for a period of less than 30 consecutive days. The accommodation may include the rental of an entire dwelling unit or bedrooms, with or without the provision of breakfast served on the property.

(5) In Part 5 – Definitions, by deleting the definition of 'Transient Tourist Accommodation'.

- (6) In Part 6 – General Regulations, by deleting Sub-Section 6.16 – Short-Term Rental’ and replacing it with the following:

“6.16 SHORT-TERM RENTAL

6.16.1 A Short-Term Rental is permitted to be accommodated in an entire dwelling unit or bedroom(s) provided it is located within the short-term rental operator’s primary residence.

6.16.2 Where a primary residence includes a single residential dwelling with a secondary suite and/or a secondary suite in an accessory building, only one short-term rental is permitted per lot.

6.16.3 Where a primary residence includes a multiple family dwelling with a secondary suite, only one short-term rental is permitted with the multiple family dwelling or associated secondary suite.

6.16.4 A short-term rental stay must be less than 30 consecutive days.

6.16.5 Where an entire dwelling unit is used or intended to be used for short-term rental, a maximum of four (4) persons, 19 years of age or older are permitted to occupy the short-term rental at one time.

6.16.6 Where only bedrooms are used or intended to be used for short-term rental:

- 6.16.6.1 The bedrooms are permitted to operate as a short-term rental year-round (365 days per year).
- 6.16.6.2 A maximum of two (2) bedrooms are permitted to be rented in the primary residence;
- 6.16.6.3 The two (2) bedrooms must be operated as one (1) short-term rental accommodation; and
- 6.16.6.4 A maximum of four (4) persons, 19 years of age and older are permitted to occupy the short-term rental.”

PASSED FIRST READING: 2024-NOV-18

PASSED SECOND READING: 2024-NOV-18

PUBLIC HEARING: 2024-DEC-19

PASSED THIRD READING: 2024-DEC-19

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL: 2025-JAN-15

ADOPTED: _____

MAYOR

CORPORATE OFFICER