

DATE OF MEETING FEBRUARY 24, 2025

AUTHORED BY KAREN ROBERTSON, DEPUTY CORPORATE OFFICER

SUBJECT BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW – SHORT TERM RENTAL FINES

OVERVIEW

Purpose of Report

To bring forward an amendment to the Bylaw Notice Enforcement Bylaw to assign fines for bylaw infractions associated with the short term rental provisions within the Business License Zoning Bylaws.

Recommendation

That “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” (a bylaw to assign fines associated with short-term rental violations) be given first reading.

That “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” be given second reading.

That “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” be given third reading.

BACKGROUND

On 2024-MAR-18, Council passed the following motion:

“That Council direct Staff to review the “Business Licence Bylaw 2021, No. 7318” the “Bylaw Notice Enforcement Bylaw 2012 No. 7159” and the “Zoning Bylaw No. 4500” and present amendments to these bylaws to improve short-term rental compliance and enforcement tools, including increasing the fines from \$250 to \$500 per infraction, per day”.

On 2024-NOV-08, staff brought forward a report and amendments to the Business Licence Bylaw and Zoning Bylaw to add provisions associated with the Province’s short-term rental regulations for Council’s consideration. That evening, Council gave first three readings to “Business Licence Bylaw Amendment Bylaw 2024 No. 7318.02” and first two readings to “Zoning Bylaw Amendment Bylaw 2024 No. 4500.233”.

On 2024-DEC-16, Council adopted “Business Licence Bylaw Amendment Bylaw 2024 No. 7318.02” and on 2025-JAN-20, Council adopted “Zoning Bylaw Amendment Bylaw 2024 No. 4500.233”. With both bylaws adopted, staff can now bring forward an amendment to the Bylaw Notice Enforcement Bylaw to assign fines for violations against the newly adopted short-term provisions within those bylaws.

DISCUSSION

As outlined in the Council motion from 2024-MAR-18, staff is bringing forward an amendment to the Bylaw Notice Enforcement Bylaw that would assign fines associated with the applicable short-term rental provisions outlined in “Business Licence Bylaw Amendment Bylaw 2024 No. 7318.02” and “Zoning Bylaw Amendment Bylaw 2024 No. 4500.233”.

OPTIONS

Option 1:

That “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” (a bylaw to assign fines associated with short-term rental violations) be given first reading.

That “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” be given second reading.

That “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” be given third reading.

- Adoption of this bylaw would assign the fines associated with short-term rental violations and fulfill the requirements as set out in the direction provided by Council on 2024-MAR-18.
- There are no disadvantages associated with this option.

Option 2:

Council direction is sought.

SUMMARY POINTS

- On 2024-DEC-16, Council adopted “Business Licence Bylaw Amendment Bylaw 2024 No. 7318.02” and on 2024-JAN-20 Council adopted “Zoning Bylaw Amendment Bylaw 2024 No. 4500.233”. Both bylaws added provisions associated with short-term rental regulations.
- “Bylaw Notice Enforcement Amendment Bylaw 2025, No. 7159.23” assigns the fines associated with violations against the short-term rental violations in the Business Licence Bylaw and the Zoning Bylaw.

ATTACHMENTS:

Attachment A: Bylaw Notice Enforcement Amendment Bylaw 2024, No. 7159.23”.

Submitted by:

Karen Robertson,
Deputy Corporate Officer

Concurrence by:

Dave LaBerge, Director, Public Safety
Lisa Brinkman, A/Director, Planning & Development
Sheila Gurrie, Director, Legislative Services
Laura Mercer, GM, Corporate Services, A/CAO